

ADDRESS OF PREMISES
 1801 NORTH LYNN STREET
 1801 NORTH LYNN STREET
 ROSSLYN, VA 22209

THIS AGREEMENT, made and entered into this date by and between
 PPF OFF 1801 N LYNN STREET, LLC.
 MORGAN STANLEY REAL ESTATE ADVISOR
 whose address is: 3424 PEACHTREE ROAD
 ATLANTA, GA 30326

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement. SLA #31 is being issued to change the calendar year tax calculations to lease year tax calculations according to the lease. This SLA reflects the correct calculations for the lease year taxes from Lease Year 2004 - Lease Year 2007.

INCORRECT INFORMATION - PER SLA# 6

COMPARISON YEAR (CY)	CY 2004	\$1,117,576.46
BASE YEAR	CY 2003	\$1,094,062.06
TOTAL INCREASE		\$23,514.40
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
TAX INCREASE DUE LESSOR		\$23,077.03
PAID TO LESSOR:		
Per SLA#16		\$50,170.32
Per SLA#17		(\$31,275.23)
Per SLA#18		\$31,275.23
Per SLA#19		(\$23,077.03)
Per SLA#25		(\$29,184.26)
Amount Paid Tax Year 2004:		\$20,986.06

CORRECT INFORMATION

COMPARISON YEAR (LY)	LY 2004	\$1,159,071.03
BASE YEAR	LY 2003	\$1,105,819.26
TOTAL INCREASE		\$53,251.77
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
TAX INCREASE DUE LESSOR		\$52,261.29
TOTAL AMOUNT PAID FOR TAX YEAR 2004		\$20,986.06
DUE TO LESSOR FOR UNDERPAYMENT		\$31,275.23

INCORRECT INFORMATION - PER SLA# 23

COMPARISON YEAR (CY)	CY 2005	\$1,262,116.53
BASE YEAR	CY 2003	\$1,107,949.86
TOTAL INCREASE		\$154,166.67
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
TAX INCREASE DUE LESSOR		\$151,299.17
PAID TO LESSOR:		
Per SLA# 26		(48,857.57)

CORRECT INFORMATION

COMPARISON YEAR (LY)	LY 2005	\$1,262,162.03
BASE YEAR	LY 2003	\$1,105,819.26

TOTAL INCREASE		\$158,342.77
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
TAX INCREASE DUE LESSOR		\$153,434.79
TOTAL AMOUNT PAID FOR TAX YEAR 2005		\$102,431.60
DUE TO LESSOR FOR UNDERPAYMENT		\$51,003.19

INCORRECT INFORMATION - PER SLA#27

COMPARISON YEAR (CY)	CY 2006	\$1,323,758.46
BASE YEAR	CY 2003	\$1,096,192.66
TOTAL INCREASE		\$227,565.80
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
TAX INCREASE DUE LESSOR		\$223,333.08

CORRECT INFORMATION

COMPARISON YEAR (LY)	LY 2006	\$1,360,320.63
BASE YEAR	LY 2003	\$1,105,819.26
TOTAL INCREASE		\$254,501.37
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
TAX INCREASE DUE LESSOR		\$249,767.64
TOTAL AMOUNT PAID FOR TAX YEAR 2004		\$223,333.08
DUE TO LESSOR FOR UNDERPAYMENT		\$26,434.57

The Lessor is entitled to a one-time lump sum payment in the amount of **\$108,712.99** payable in arrears. This amount shall be paid with your next rent check:

PPF OFF 1801 N LYNN STREET, LLC.
MORGAN STANLEY REAL ESTATE ADVISOR
3424 PEACHTREE ROAD
ATLANTA, GA 30326

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: PPF OFF 1801 N LYNN STREET, LLC.

PPF OFF 1801 N Lynn Street, LLC

By: PPF OFF, LLC, its Sole Member

By: PPF OP, LP, its Sole Member

Equal Partner

By: Prime Property Fund, LLC, its Sole Member

By: Morgan Stanley Real Estate Advisor, Inc. its Manager

[Redacted] Real Estate Advisor, Inc.]

Executive Director

(Title)

(Signature)

(Address)

UNITED STATES OF AMERICA

BY

[Redacted Signature]

Contracting Officer, GSA, NCR, PBS, Potomac
(Official Title)