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| FEDERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 6 TO LEASE NO. GS-11B-01639 | DATE |
|---|--|------|

ADDRESS OF PREMISES
 Polk Building
 2521 Jefferson Davis Highway
 Arlington, VA 22002

THIS AGREEMENT, made and entered into this date by and between Polk and Taylor Property, LLC
 whose address is:
 Beacon Capital Partners, LLC
 200 State Street, 5th Floor
 Boston, MA 02109-2628

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.

| | | |
|-----------------------------|------|----------------|
| COMPARISON YEAR | 2006 | \$1,857,758.00 |
| BASE YEAR | 2003 | \$1,290,643.00 |
| INCREASE | | \$567,115.00 |
| Government Share | | 95.550% |
| Amount Due for Current Year | | \$541,878.38 |

The Lessor is entitled to a one-time lump sum payment in the amount of **\$541,878.38** payable in arrears. This amount shall be credited in your next rent check to:

Polk and Taylor Property, LLC
 Cassidy & Pinkard Colliers
 Arlington, VA 22202

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: Polk and Taylor Property, LLC

BY _____
 (Signature)

 (Title)

IN THE PRESENCE OF

 (Signature)

 (Address)

UNITED STATES OF AMERICA

BY 
 (Signature)

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