

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 7	DATE
TO LEASE NO. GS-11B-01639		

ADDRESS OF PREMISES James Polk Building
2521 South Clark Street
Arlington, VA 22202

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 effective **May 1, 2008** as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	April	2003	179.80
Corresponding Index	April	2008	210.698
Base Operating Cost Per Lease			\$3,149,202.00
% Increase in CPI-W			0.171846496
Annual Increase in Operating Cost			\$541,179.33
Less Previous Escalation Paid			\$391,110.57
Annual Increase in Operating Cost Due Lessor			\$150,068.76

Effective **May 1, 2008**, the annual rent is increased by **\$150,068.76**
The new annual rent is **\$19,176,497.51** payable at the rate of **\$1,598,041.46** per month.
The rent check shall be made payable to:

Polk and Taylor Property LLC
Cassidy & Pinkard Colliers
2530 Crystal Drive, Suite 50
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
 (signature) _____ Contracting Officer, GSA NCR, PBS, Metropolitan Services Division (Official Title)