

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE
	No. 10	MAR 14 2009
	TO LEASE NO.	GS-11B-01652

ADDRESS OF PREMISES
Suffolk Building
5611 Columbia Pike
Falls Church 22041

THIS AGREEMENT, made and entered into this date by and between: Suffolk Building LLC
whose address is: c/o Columbia Equity Trust
1750 H. Street NW., Suite #500
Washington, DC 20006

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	2007	\$283,547.73
BASE YEAR	2004	\$91,327.05
INCREASE		\$192,220.68
Government Share		57.2379%
Amount Due for Current Year		\$110,023.08

The Lessor is entitled to a one-time lump sum payment in the amount of **\$110,023.08** payable in arrears. This amount shall be credited in your next rent check to:

Suffolk Building LLC
1750 H. Street NW., Suite #500
Washington, DC 20006

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: Suffolk Building LLC

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

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