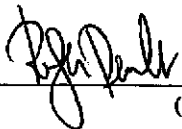


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT <div style="text-align: center;">No. 23</div> TO LEASE NO. GS-11B-01307	DATE <div style="text-align: center; font-size: 1.2em;">NOV - 3 2008</div>
ADDRESS OF PREMISES 601 New Jersey Avenue, NW 601 New Jersey Avenue, NW Washington, DC 20001		
THIS AGREEMENT, made and entered into this date by and between 601 NJ Avenue, LLC whose address is <div style="text-align: center;"> 601 NJ Avenue, LLC Polinger, Shannon & Luchs Company 5530 Wisconsin Avenue, Suite 1000 Chevy Chase, MD 20815 </div>		
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 mentioned covenant and agree that the said lease is hereby amended as follows.		
This SLA is issued to reflect the annual real estate tax adjustment provided for in the lease agreement.		
COMPARISON YEAR	Fiscal Year 2008	\$2,167,016.00
BASE YEAR	Fiscal Year 2004	\$1,481,443.37
INCREASE		\$685,572.63
PERCENTAGE OF OCCUPANCY BY GOVERNMENT		84.00%
TAX INCREASE DUE LESSOR		\$575,881.01
The lessor is entitled to a one-time payment in the amount of		\$575,881.01 payable with the next rent payment to:
601 NJ Avenue, LLC <div style="background-color: black; width: 100px; height: 15px; margin: 2px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin: 2px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin: 2px;"></div>		
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: 601 NJ Avenue, LLC		
BY _____ <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> (Signature) (Title) </div>		
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%; margin-top: 20px;"> <div style="text-align: center;"> _____ (Signature) </div> <div style="text-align: center;"> _____ (Address) </div> </div>		
UNITED STATES OF AMERICA		
BY  _____ <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> (Signature) Contracting Officer, GSA, Triangle Service Center (Official Title) </div>		