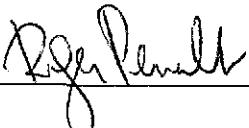


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT No. 28 TO LEASE NO. GS-11B-01307	DATE DEC - 7 2009																					
ADDRESS OF PREMISES 601 New Jersey Avenue, NW 601 New Jersey Avenue, NW Washington, DC 20001																							
THIS AGREEMENT, made and entered into this date by and between 601 NJ Avenue, LLC whose address is 601 NJ Avenue, LLC Polinger, Shannon & Luchs Company 5530 Wisconsin Avenue, Suite 1000 Chevy Chase, MD 20815																							
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 BID tax adjustment provided for in the lease agreement.																							
<table style="width: 100%; border: none;"> <tr> <td colspan="3">This BID Tax calculations covers 01/01/09 thru 12/31/09</td> </tr> <tr> <td style="width: 50%;">01/01/09 - 03/30/09</td> <td style="width: 10%;"></td> <td style="width: 40%; text-align: right;">\$ 9,624.32</td> </tr> <tr> <td>04/01/09 - 09/30/09</td> <td></td> <td style="text-align: right;">\$ 19,248.63</td> </tr> <tr> <td>10/01/09 - 12/31/09</td> <td></td> <td style="text-align: right;">\$ 9,624.31</td> </tr> <tr> <td>Total 2009 BID Tax Year Amount</td> <td></td> <td style="text-align: right;">\$ 38,497.26</td> </tr> <tr> <td>PERCENTAGE OF OCCUPANCY BY GOVERNMENT</td> <td></td> <td style="text-align: right;">84.00%</td> </tr> <tr> <td>TAX INCREASE DUE LESSOR</td> <td></td> <td style="text-align: right;">\$ 32,337.70</td> </tr> </table>			This BID Tax calculations covers 01/01/09 thru 12/31/09			01/01/09 - 03/30/09		\$ 9,624.32	04/01/09 - 09/30/09		\$ 19,248.63	10/01/09 - 12/31/09		\$ 9,624.31	Total 2009 BID Tax Year Amount		\$ 38,497.26	PERCENTAGE OF OCCUPANCY BY GOVERNMENT		84.00%	TAX INCREASE DUE LESSOR		\$ 32,337.70
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The lessor is entitled to a one-time payment in the amount of \$32,337.70 payable with the next rent payment to:																							
601 NJ Avenue, LLC <div style="background-color: black; width: 100px; height: 1.2em; margin: 2px auto;"></div> <div style="background-color: black; width: 150px; height: 1.2em; margin: 2px auto;"></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: 0 auto;"> (Signature) (Title) </div>																							
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> _____ (Signature) _____ (Address) </div>																							
UNITED STATES OF AMERICA																							
BY <u></u> <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> (Signature) <u>Contracting Officer, Real Estate Acquisition Group</u> (Official Title) </div>																							