

1/22/02

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-11B-01307

ADDRESS OF PREMISES - 601 New Jersey Avenue, NW
Washington, DC 20001-2021

THIS AGREEMENT, made and entered into this date by and between L601, LLC, whose address is

c/o Lowe Enterprises Mid-Atlantic
1101 Connecticut Avenue, NW, Suite 250
Washington, DC 20036

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 amended, effective upon execution by the Government, as follows:

1. This Supplemental Lease Agreement ("SLA") is issued to delete certain items that were required to be furnished by Lessor as part of the building shell and to provide an increase to the Tenant Improvement Allowance in place of these items.
2. Paragraph 6.B of Standard Form 2 of the Lease is hereby amended to increase the amount of the Tenant Improvement Allowance from \$38.30 per BOMA Usable Square Foot (BOUSF) to \$49.80 per BOUSF. The increase of \$11.50 per BOUSF is reflected as an increase in the Tenant Improvement Allowance for administrative purposes only. The increase shall not be amortized as part of the Tenant Improvement Allowance. The increase in the Tenant Improvement Allowance shall not affect the annual rent which shall remain as stated in Paragraph 3 of Standard Form 2 of the Lease.
3. Sections 1.9, 5.7, 5.15, 5.16, 5.18.A, 6.7B and 6.17 of the Lease are hereby amended to provide that the building shell items listed on the attached spreadsheet, titled "SLA No. 2 - Attachment No. 1," and dated 12/10/01 (hereinafter "Attachment No. 1"), shall be furnished by the Lessor at the Government's expense. The cost of the building shell items listed on Attachment No. 1 shall be paid by the Government from the Tenant Improvement Allowance and, to the extent that such costs exceed the Tenant Improvement Allowance, in a lump sum. All other building shell items not listed in Attachment No. 1 shall continue to be furnished and paid for as set forth in the Lease prior to this SLA.

None of the rights and responsibilities of either party is changed except as set forth in this SLA.
It is understood that only upon execution by the Government does this SLA become binding on both parties.
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: L601, LLC

a Delaware Limited Liability Company, By: New Jersey Investments, Inc., a Delaware Corporation, Its: Managing Member, By: Michael S. Balaban, Its: Vice President

BY

(Signature)

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

(Address)

UNITED STATES OF AMERICA

BY

MS. NOREEN FREEMAN, CONTRACTING OFFICER

Contracting Officer

(Official Title)