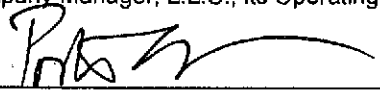
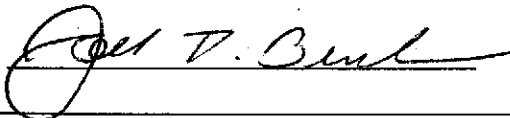


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT  No. 10	DATE  <b>JUN 20 2008</b>
ADDRESS OF PREMISES  1200 New Jersey Avenue, SE Washington, DC 20003		TO LEASE NO.  GS-11B-01477
<p><b>THIS AGREEMENT, made and entered into this date by and between JBG/Federal Center, L.L.C.</b>  <b>whose address is</b></p> <p style="margin-left: 40px;">JBG/Federal Center, L.L.C.          c/o The JBG Companies          4445 Willard Avenue          Chevy Chase, MD 20815-4641</p> <p><b>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</b></p> <p><b>WHEREAS, the parties hereto desire to amend the above Lease.</b></p> <p><b>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:</b></p> <p>This Supplemental Lease Agreement (SLA) is issued to reflect the annual rent bump effective October 20, 2007 through October 19, 2008 in accordance with the Service Agreement Base Rate and Space Lease Rate for Lease Year 2 as set forth in Article I of the lease. Effective October 20, 2007, the Government shall pay the Lessor annual rent in the amount of \$40,311,000.00 (\$25.37 per RSF [Space Lease Rate] x 1,350,000 RSF = \$34,249,500.00 + \$4.49 per RSF [Service Agreement Base Rent] x 1,350,000 RSF = \$6,061,500.00) payable at the rate of \$3,359,250.00 per month in arrears.</p> <p><b>All other terms and conditions of the lease shall remain in full force and effect.</b></p> <p><b>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</b></p>		
<p><b>Lessor: JBG/Federal Center, L.L.C.</b></p> <p>BY: JBG/SEFC Investor, L.L.C., its sole member</p> <p>BY: JBG/Company Manager, L.L.C., its Operating Member</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p>BY:             (Signature)</p> </div> <div style="width: 45%;"> <p><u>Porter Dawson, Managing Member</u>            (Typed Name &amp; Title)</p> </div> </div> <p>IN THE PRESENCE OF (witnessed by):</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____            (Signature)</p> </div> <div style="width: 45%;"> <p>_____            (Address)</p> </div> </div>		
<p><b>UNITED STATES OF AMERICA:</b></p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 45%;"> <p>BY: </p> </div> <div style="width: 45%;"> <p><u>Contracting Officer, GSA, NCR, DC Service Center</u>            (Official Title)</p> </div> </div>		