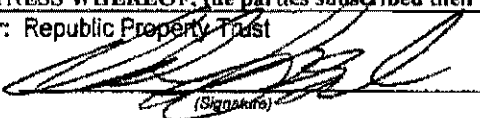
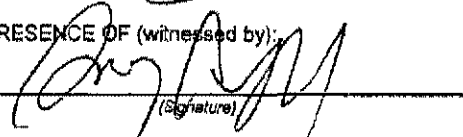
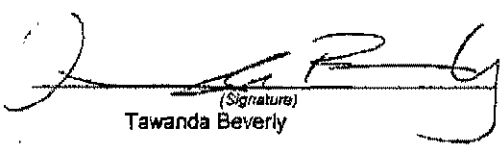


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT	DATE
SUPPLEMENTAL LEASE AGREEMENT		No. 5	OCT 17 2006
		TO LEASE NO.	GS-11B-01815
ADDRESS OF PREMISES 1425 New York Ave, NW Washington, DC 20005			
THIS AGREEMENT, made and entered into this date by and between RPT 1425 New York Avenue LLC whose address is c/o Republic Property Trust 1280 Maryland Avenue, SW, Suite 280 Washington, DC 20024 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: The acquisition of 13,265 additional net usable feet square (nurf) / 14,327 rentable square feet (rsf) of office and related space which increases the total square footage to 225,917 nurf of space. Paragraph 2 of the SF-2 is hereby amended to read: A total of 225,917 nurf of office and related space, 13,265 nurf of which are to be used for a daycare center on the first and second floors of 1425 New York Avenue, NW, Washington, DC 20005. The current annual rental of \$9,737,249.86 is hereby increased by \$768,357.01 for a new total annual rental of \$10,505,606.87 to be paid at the rate of \$875,312.03 per month in arrears. The percentage of Government occupancy for the purpose of real estate tax escalation will be increased from 85.20% to 90.38%. The General Clauses dated 11/85 contained in the base lease GS-11B-01815 are hereby superseded by the GSA Form 3517B (General Clauses) dated 11/05 containing thirty three (33) pages. The Representations and Certifications dated 11/87 contained in the base lease listed above are hereby superseded by the GSA Form 3518 (Representations and Certifications) dated 7/04 containing seven (7) pages. The operating costs for the expansion space will be \$121,318.83. This amount will be added to the current operating cost of \$1,472,747.21 and escalated on December 21, 2004, the anniversary date of the lease, which is when the operating costs are currently adjusted under the lease. The new operating cost base will then be \$1,594,066.04. All future escalation's will be calculated using the new operating cost base. The tenant improvement allowance of \$5.00/nurf, is made available by the lessor, which will be amortized over the term of the lease for the 13,265 nurf expansion. If the tenant improvement allowance is not completely utilized an annual rental rate adjustment will be made to account for the difference. The Government shall make the sole determination on the use of the tenant improvement allowance. The lessor shall correct, at its sole cost and expense, all building deficiencies noted on the attached building deficiency report that were found during a building evaluation conducted on June 30, 2005. Rent for the expansion space will commence on June 29, 2006. All other terms and conditions of the lease shall remain in full force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date. Lessor: Republic Property Trust BY  (Signature) IN THE PRESENCE OF (witnessed by):  (Signature) 1280 MARYLAND AVENUE, SW WASHINGTON, DC 20024 (Address) UNITED STATES OF AMERICA: BY  (Signature) Tawanda Beverly Contracting Officer GSA, NCR, OPR, RED (Official Title)			