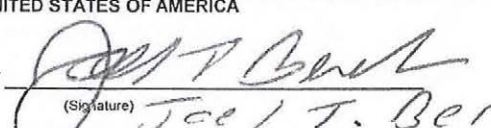
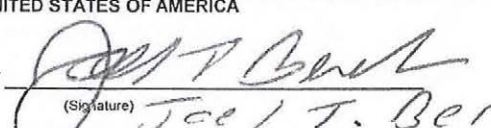
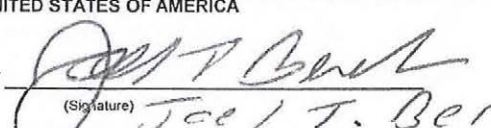


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 18 TO LEASE NO. GS-11B-01815	DATE JUL 27 2011															
ADDRESS OF PREMISES 1425 New York Ave. NW Washington, DC 20024-2150																	
THIS AGREEMENT, made and entered into this date by and between RPT 1425 New York Ave. LLC																	
whose address is: 500 Chesterfield Parkway Malvern, PA 19355-8707																	
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 covenant and agree that the said lease is hereby amended as follows:																	
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Comparison Year/Period</td> <td style="width: 20%;">2010</td> <td style="width: 40%; text-align: right;">\$2,390,873.40</td> </tr> <tr> <td>Base Year/Period</td> <td>2006</td> <td style="text-align: right;">\$1,270,950.00</td> </tr> <tr> <td>Increase</td> <td></td> <td style="text-align: right;">\$1,119,923.40</td> </tr> <tr> <td>Percentage of Government Occupancy</td> <td></td> <td style="text-align: right;">90.38%</td> </tr> <tr> <td>Amount Due to the Lessor</td> <td></td> <td style="text-align: right;">\$1,012,186.77</td> </tr> </table>			Comparison Year/Period	2010	\$2,390,873.40	Base Year/Period	2006	\$1,270,950.00	Increase		\$1,119,923.40	Percentage of Government Occupancy		90.38%	Amount Due to the Lessor		\$1,012,186.77
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Percentage of Government Occupancy		90.38%															
Amount Due to the Lessor		\$1,012,186.77															
The Lessor is entitled to a one-time lump sum payment in the amount of: \$1,012,186.77 payable with the next rent check.																	
Rent checks shall be made payable to: RPT 1425 New York Ave. LLC 500 Chesterfield Parkway Malvern, PA 19355-8707																	
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: RPT 1425 New York Ave. LLC																	
<table style="width: 100%;"> <tr> <td style="width: 50%;">           BY _____            (Signature)         </td> <td style="width: 50%;">           _____            (Title)         </td> </tr> <tr> <td colspan="2">           IN THE PRESENCE OF         </td> </tr> <tr> <td>           _____            (Signature)         </td> <td>           _____            (Address)         </td> </tr> </table>			BY _____ (Signature)	_____ (Title)	IN THE PRESENCE OF		_____ (Signature)	_____ (Address)									
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