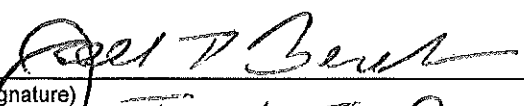


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 21 TO LEASE NO. GS-11B-01815	DATE FEB 23 2012																				
ADDRESS OF PREMISES 1425 New York Avenue, NW 1425 New York Ave., NW Washington, DC 20005																						
THIS AGREEMENT, made and entered into this date by and between RPT 1425 New York Avenue, LLC whose address is: <div style="text-align: right; margin-right: 100px;"> RPT 1425 New York Avenue, LLC c/o Michael Jones 500 Chesterfield Parkway Malvern, PA 19355-8707 </div>																						
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 effective December 21, 2011 as follows: Issued to reflect operating cost escalation provided for in the basic lease agreement.																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">Nov</td> <td style="width: 15%;">2010</td> <td style="width: 30%; text-align: right;">214.750</td> </tr> <tr> <td>Corresponding Index</td> <td>Nov</td> <td>2011</td> <td style="text-align: right;">222.813</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$ 1,770,039.71</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.037545984</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$66,457.88</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	Nov	2010	214.750	Corresponding Index	Nov	2011	222.813	Base Operating Cost Per Lease			\$ 1,770,039.71	% Increase in CPI-W			0.037545984	Annual Increase In Operating Cost			\$66,457.88
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Effective December 21, 2011, the annual rent is increased by \$66,457.88 The new annual rent is \$10,748,038.42 payable at the rate of \$895,669.87 The rent check shall be made payable to: <div style="text-align: right; margin-right: 100px;"> RPT 1425 New York Avenue, LLC c/o Liberty Property Trust 500 Chesterfield Parkway Malvern, PA 19355-8707 </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: RPT 1425 New York Avenue, LLC BY _____ (Signature)																						
IN THE PRESENCE OF _____ (Signature)																						
UNITED STATES OF AMERICA BY  _____ (Signature)																						
<div style="text-align: right;"> <u>Contracting Officer, GSA, NCR, Office of Leasing</u> (Official Title) </div>																						