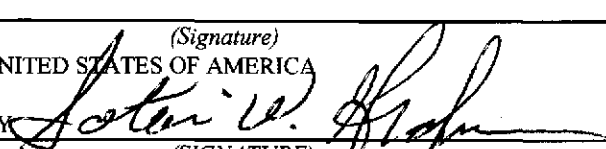


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 12 TO LEASE NO. GS-11B-01815		DATE JUL 09 2009
ADDRESS OF PREMISES		1425 NEW YORK AVE., NW 1425 NEW YORK AVE. NW WASHINGTON, DC 20005-2108		
THIS AGREEMENT, made and entered into this date by and between whose address is:				
RPT 1425 NEW YORK AVENUE, LLC REPUBLIC PROPERTIES CORPORATION 1280 MARYLAND AVE., SW, SUITE 280 WASHINGTON, DC 20024-2150				
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 <u>12/21/08</u> , as follows:				
Issued to reflect the operating cost escalation provided for in the basic lease agreement.				
Base (CPI-W-U.S. City Avg)	NOVEMBER	2007	205.891	
Corresponding Index	NOVEMBER	2008	207.296	
Base Operating Cost Per Lease			\$	1,697,020.94
% Increase in CPI-W				0.006823999
Annual Increase in Operating Cost			\$	11,583.47
Less Previous Escalation Paid			\$	-
Annual Increase in Operating Cost			\$	11,583.47
Total Increase for 2007			\$	11,583.47
Effective <u>12/21/08</u> , the annual rent increased by		\$	11,583.47	The new annual rent is
\$ 10,620,145.24 payable at the rate of		\$	885,012.10	per month in arrears. The rent check
shall be made payable to:				
RPT 1425 NEW YORK AVENUE, LLC REPUBLIC PROPERTIES CORPORATION 1280 MARYLAND AVE., SW, SUITE 280 WASHINGTON, DC 20024-2150				
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 WEH/GALAXY 800 N. CAP/MDH CAP. LLC				
BY _____				
(Signature)			(TITLE)	
IN THE PRESENCE OF (WITNESSED BY:)				
(Signature)			(Address)	
UNITED STATES OF AMERICA				
BY 				
(SIGNATURE)			GSA, NCR, PBS, CBD (Official Title)	