GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2 TO LEASE NO. GS-11B-01864	DATE AUG 2 1 2006

ADDRESS OF PREMISES Bicentennial
600 E. Street, NW
Washington, DC 20004

THIS AGREEMENT, made and entered into this date by and between 6th & E. Street Associates, LLC whose address is:

6th & E. Street Associates, LLC
1120 Vermont Ave., NW
Washington, DC 20005

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 2/22/05, as follows:

Base (CPI-W-U.S. City Avg)	January	2004	180.9
Corresponding Index	January	2005	186.3
Base Operating Cost Per Lease			$ 2,380,979.25
% Increase in CPI-W			0.029850746
Annual Increase In Operating Cost			$ 71,074.01
Less Previous Escalation Paid			$ -
Annual Increase In Operating Cost Due Lessor			$ 71,074.01

Effective 2/22/05, the annual rent increased by $ 71,074.01. The new annual rent is $ 11,978,552.70 payable at the rate of $998,212.72 per month in arrears. The rent check shall be made payable to:

6th & E. Street Associates, LLC
1120 Vermont Ave., NW, Ste. 900
Washington, DC 20005

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 6th & E. Street Associates, LLC

BY _____ _____
(Signature) (TITLE)

IN THE PRESENCE OF (WITNESSED BY:)

_____ _____
(Signature) (Address)

UNITED STATES OF AMERICA

BY Lisa Richard GSA, NCR, PBS, DC Service Center
(SIGNATURE) (Official Title)

GSA FORM 276 (REV.7-67)