GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 21 TO LEASE NO. LDC01864	DATE JUL 27 2011

ADDRESS OF PREMISES Bicentennial
600 E Street, NW
Washington, DC 20004-2203

THIS AGREEMENT, made and entered into this date by and between 6th & E Associates, LLC

whose address is:

1120 Vermont Avenue, NW
Washington, DC 20005-3532

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.

COMPARISON YEAR	2010	$2,313,369.32
BASE YEAR	2004	$1,308,094.97
INCREASE		$1,005,274.35
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE TO LESSOR		$1,005,274.35

The Lessor is entitled to a one-time lump sum payment in the amount of $1,005,274.35
payable in arrears. This amount shall be paid with your next rent check:

6th & E Associates, LLC
Kerianne Brown
1120 Vermont Avenue, NW
Washington, DC 20005-3532

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 Associates, LLC

BY_____ _____
(Signature) (Title)

IN THE PRESENCE OF

_____ _____
(Signature) (Address)

UNITED STATES OF AMERICA

BY Joel T. Bonolis Contracting Officer, GSA, Office of Leasing
(Signature) Joel T. Bonolis (Official Title)

GSA FORM 276