GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 11 TO LEASE NO. GS-11B-01864	DATE JUL 21 2008

ADDRESS OF PREMISES 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
Suite 900
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	02/22/07-02/21/08	$2,002,149.97
Base Year	02/22/04-02/21/05	$1,308,094.97
Increase		$694,055.00
Percentage of Government Occupancy		100.00%
Amount Due to the Government		$694,055.00

Attorneys Fees

Proposed Assessment (Tax Year 2007)	$115,336,000.00
Assessment Results after 1st Appeal	$113,363,000.00
Tax Savings	$1,973,000.00
Tax Savings times 1.85/100	$36,500.50
Government Occupancy	100.00%
Tax Savings	$36,500.50
Amount Due Lessor (25% of Amount Due for Current Year)	$9,125.13

The Lessor is entitled to a one-time lump sum payment in the amount of: $703,180.13 payable with the next rent check.

Rent checks shall be made payable to :

6th & Associates, LLC
1120 Vermont Avenue, NW
Suite 900
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 _____ Contracting Officer, GSA,NCR,PBS, DC Service Center
(Signature) (Official Title)

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