GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 12 TO LEASE NO. GS-11B-01864	DATE APR - 9 2009

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:

6th & E Associates, LLC
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 effective 2/22/2009 as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	January	2004	180.90
Corresponding Index	January	2009	205.700
Base Operating Cost Per Lease			$2,380,979.25
% Increase in CPI-W			0.137092316
Annual Increase In Operating Cost			$326,413.96
Less Previous Escalation Paid			$340,154.93
Annual Increase In Operating Cost Due Lessor			($13,740.97)

Effective 2/22/2009 ,the annual rent is decreased by ($13,740.97)
The new annual rent is $12,233,892.65 payable at the rate of $1,019,491.05 per month.

The rent shall be made payable to:

6th & E Associates, LLC
Karianne Brown
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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