| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br>SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT<br>No. 20<br>TO LEASE NO. GS-11B-01864 | DATE<br>MAY 11 2011 |
|---|---|---|
| ADDRESS OF PREMISES | Bicentennial<br>600 E Street, NW<br>Washington, DC 20004 | |

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

6th and E Associates, LLC
1120 Vermont Avenue, 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 covenant and agree that the said lease is hereby amended effective February 22, 2011 as follows:

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

| | | | |
|---|---|---|---|
| Base (CPI-W-U.S. City Avg) | Jan | 2010 | 212.57 |
| Corresponding Index | Jan | 2011 | 216.40 |
| Base Operating Cost Per Lease | | | $2,797,788.82 |
| % Increase in CPI-W | | | 0.018027172 |
| Annual Increase In Operating Cost | | | $50,436.22 |

Effective February 22, 2011, the annual rent is increased by $50,436.22
The new annual rent is $12,374,724.48 payable at the rate of $1,031,227.04
The rent check shall be made payable to:

6th and E Associates, LLC
c/o Karianne Brown
1120 Vermont Avenue, NW - Suite 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 and E Associates, LLC

BY _____ _____
(Signature)

IN THE PRESENCE OF

_____ _____
(Signature)

UNITED STATES OF AMERICA

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

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