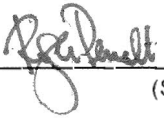


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <b>No. 3</b> <b>TO LEASE NO. LDC02071</b>	<b>DATE</b> <div style="text-align: right; font-family: cursive;">AUG 15 2012</div>																				
<b>ADDRESS OF PREMISES</b> <div style="text-align: right;"> <b>131 M Street NE</b>  <b>131 M Street NE</b>  <b>Washington DC 20002</b> </div>																						
THIS AGREEMENT, made and entered into this date by and between <b>Union Station Venture</b> whose address is: <div style="text-align: right;"> <b>Union Station Venture</b>  <b>400 Montgomery Street</b>  <b>Suite 400</b>  <b>San Francisco, CA 94104</b> </div>																						
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 <b>3/12/2011</b> as follows:																						
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 15%;">February</td> <td style="width: 15%;">2010</td> <td style="width: 30%; text-align: right;">212.544</td> </tr> <tr> <td>Corresponding Index</td> <td>February</td> <td>2011</td> <td style="text-align: right;">217.535</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$ 276,361.04</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.023482197</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$ 6,489.56</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	February	2010	212.544	Corresponding Index	February	2011	217.535	Base Operating Cost Per Lease			\$ 276,361.04	% Increase in CPI-W			0.023482197	Annual Increase In Operating Cost			\$ 6,489.56
Base (CPI-W-U.S. City Avg)	February	2010	212.544																			
Corresponding Index	February	2011	217.535																			
Base Operating Cost Per Lease			\$ 276,361.04																			
% Increase in CPI-W			0.023482197																			
Annual Increase In Operating Cost			\$ 6,489.56																			
Effective <b>3/12/2011</b> , the annual rent is increased by \$ <b>6,489.56</b> The new annual rent is \$ <b>1,411,029.56</b> payable at the rate of \$ <b>117,585.80</b> per month.																						
The rent shall be made payable to: <div style="text-align: right;"> <b>Union Station Venture</b>  <b>400 Montgomery Street</b>  <b>Suite 1200</b>  <b>San Francisco, CA 94104</b> </div>																						
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.																						
<b>LESSOR: Union Station Venture</b>																						
BY _____ <div style="display: flex; justify-content: space-between;"> <span>(Signature)</span> <span>(Title)</span> </div>																						
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <span>_____ (Signature)</span> <span>_____ (Address)</span> </div>																						
<b>UNITED STATES OF AMERICA</b>																						
BY  _____ <div style="display: flex; justify-content: space-between;"> <span>(Signature)</span> <span>Contracting Officer, GSA, NCR, PBS, REAG (Official Title)</span> </div>																						