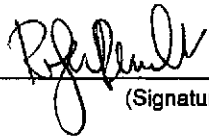


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 6 <b>TO LEASE NO. LDC02074</b>	<b>DATE</b> JUL 19 2010
<b>ADDRESS OF PREMISES</b> Transpoint Washington, DC 20593-0005		
THIS AGREEMENT, made and entered into this date by and between <b>2100 2nd Street Holdings, Inc,</b> whose address is: <b>2100 2nd Street Holdings, Inc,</b> <b>c/o Monday Properties</b> <b>230 Park Avenue</b> <b>Suite 500</b> <b>New York-Manhattan, NY</b>		
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>5/16/2010</b> as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost	April April    	2009 2010   \$ 1,390,891.32 0.02901527 \$ 40,357.09
Effective 5/16/2010, the annual rent is increased by \$ 40,357.09 The new annual rent is \$21,528,968.21 payable at the rate of \$ 1,794,080.68 per month.		
The rent shall be made payable to: <b>2100 2nd Street Holdings, LLC</b> <b>C/O Monday Properties</b> <b>Attn: Theresa Piscitelli</b> <b>230 Park Avenue</b> <b>Suite 500</b> <b>New York-Manhattan, NY 10169-5000</b>		
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: 2100 2nd Street Holdings, Inc,</b>		
BY _____ <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> <span>(Signature)</span> <span>(Title)</span> </div>		
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> <div style="width: 45%;">         _____          (Signature)       </div> <div style="width: 45%;">         _____          (Address)       </div> </div>		
<b>UNITED STATES OF AMERICA</b>		
BY  _____ <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> <span>(Signature)</span> <span>Contracting Officer, GSA, NCR, PBS, DC Service Center (Official Title)</span> </div>		