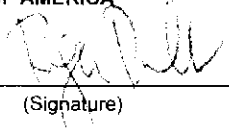


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 8 TO LEASE NO. LDC02074	DATE JUN 08 2011																										
ADDRESS OF PREMISES Transpoint Washington, DC 20593-0005																												
THIS AGREEMENT, made and entered into this date by and between 2100 2nd Street Holdings, Inc, whose address is: 2100 2nd Street Holdings, Inc, c/o Monday Properties 230 Park Avenue Suite 500 New York-Manhattan, NY																												
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 5/16/2011 as follows:																												
Issued to reflect the annual parking escalation as outlined per the SF-2																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Current Information</th> </tr> </thead> <tbody> <tr> <td>ANNUAL RENT</td> <td style="text-align: right;">\$21,528,968.21</td> </tr> <tr> <td>OPERATING RENT</td> <td style="text-align: right;">\$1,431,248.41</td> </tr> <tr> <td>BASE RENT</td> <td style="text-align: right;">\$20,097,719.80</td> </tr> <tr> <th colspan="2" style="text-align: center;">Parking Escalation</th> </tr> <tr> <td>Base Parking Rent</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>3% Increase</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>New Base Parking Rent</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <th colspan="2" style="text-align: center;">New Information</th> </tr> <tr> <td>ANNUAL RENT</td> <td style="text-align: right;">\$21,576,785.09</td> </tr> <tr> <td>OPERATING RENT</td> <td style="text-align: right;">\$1,431,248.41</td> </tr> <tr> <td>BASE RENT</td> <td style="text-align: right;">\$20,145,536.68</td> </tr> <tr> <td>Monthly Rent</td> <td style="text-align: right;">\$1,798,065.42</td> </tr> </tbody> </table>			Current Information		ANNUAL RENT	\$21,528,968.21	OPERATING RENT	\$1,431,248.41	BASE RENT	\$20,097,719.80	Parking Escalation		Base Parking Rent	[REDACTED]	3% Increase	[REDACTED]	New Base Parking Rent	[REDACTED]	New Information		ANNUAL RENT	\$21,576,785.09	OPERATING RENT	\$1,431,248.41	BASE RENT	\$20,145,536.68	Monthly Rent	\$1,798,065.42
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Effective 5/16/2011 , the annual rent is increased by [REDACTED] The new annual rent is \$21,576,785.09 payable at the rate of \$1,798,065.42 per month.																												
The rent shall be made payable to: 2100 2nd Street Holdings, LLC C/O Monday Properties Attn: Theresa Piscitelli 230 Park Avenue Suite 500 New York- Manhattan, NY 10169-5000																												
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: 2100 2nd Street Holdings, Inc,																												
BY _____ (Signature) _____ (Title)																												
IN THE PRESENCE OF _____ (Signature) _____ (Address)																												
UNITED STATES OF AMERICA																												
BY  _____ (Signature) Contracting Officer, GSA, NCR, PBS, REAG (Official Title)																												