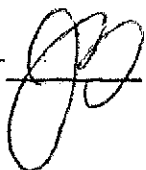


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> SUPPLEMENTAL AGREEMENT NO. <u>1</u> </td> <td style="width: 50%;"> DATE <u>3/21/11</u> </td> </tr> <tr> <td colspan="2"> TO LEASE NO. <u>GS-11B-02136</u> </td> </tr> </table>	SUPPLEMENTAL AGREEMENT NO. <u>1</u>	DATE <u>3/21/11</u>	TO LEASE NO. <u>GS-11B-02136</u>	
SUPPLEMENTAL AGREEMENT NO. <u>1</u>	DATE <u>3/21/11</u>				
TO LEASE NO. <u>GS-11B-02136</u>					
ADDRESS OF PREMISES: 1401 H Street, NW Washington, DC 20005					
<b>THIS AGREEMENT, made and entered into this date by and between: TREA 1401 H, LLC</b>  <b>Whose address is: 730 Third Avenue</b> New York, NY 10017-3207					
<b>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.</b>  <b>WHEREAS, the parties hereto desire to amend the above Lease.</b>  <b>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:</b>					
<ol style="list-style-type: none"> <li>1. This Supplemental Lease Agreement (SLA) is issued to reflect the Government's acceptance of 42,218 ANSI BOMA Rentable Square Feet (BRSF), yielding 37,394 ANSI BOMA Office Area Square Feet (BOASF) of office and related space located on the 8<sup>th</sup> and 10<sup>th</sup> floors of the above-mentioned location, effective February 2, 2011. Accordingly, the term of this Lease shall commence on February 2, 2011 and expire on February 1, 2021.</li> <li>2. Effective February 2, 2011, the Government shall pay the Lessor an annual rent of \$2,068,882.00, payable at the rate of \$172,390.16 per month in arrears for years 1 through 5 and \$2,237,554.00 payable at the rate of \$186,462.83 per month in arrears for years 6 through 10. The Government shall be entitled to abatement of rent in the amount of \$1,034,340.99 to be applied as follows: rent for the first six (6) full months of the lease term (inclusive of operating costs and amortization of the tenant improvement allowance).</li> <li>3. In accordance with Paragraph 6. S. of the SF2, the Government shall be entitled to an additional abatement of rent of <u>\$174,253.64</u> for the Commission Credit at the commencement of the Lease. The reduction in shell rent shall commence with the first month of the rental payments, after the 6-month abatement as follows:   <div style="margin-left: 40px;"> Seventh Month of Lease Term: \$172,390.70 minus prorated Commission Credit of <u>\$43,563.41</u> equals <u>\$128,826.76</u>   Eighth Month of Lease Term: \$172,390.17 minus prorated Commission Credit of <u>\$43,563.41</u> equals <u>\$128,826.76</u> </div> </li> </ol>					
(Continued on Page 2)					
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: TREA 1401 H, LLC</b>					
BY <u>Laura M. Palombo</u> (Signature)	<u>LAURA M. PALOMBO</u> DIRECTOR (Name & Title)				
IN THE PRESENCE OF (witnessed by:)					
<u>Henry</u> (Signature)	<u>730 Third Ave NY, NY 10017</u> (Address)				
<b>UNITED STATES OF AMERICA</b>					
BY <u>Joel T. Berelson</u> Joel T. Berelson	<u>Contracting Officer, GSA, NCR, Lease Executions Division</u> (Official Title)				

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO.  1	DATE  JUN 16 2011
TO LEASE NO. GS-11B-02136		
ADDRESS OF PREMISES: 1401 H Street, NW Washington, DC 20005		
<p>Continues from Page 1:</p> <p>Ninth Month of Lease Term: \$172,390.17 minus prorated Commission Credit of \$43,563.41 equals \$128,826.76.</p> <p>Tenth Month of Lease Term: \$172,390.17 minus prorated Commission Credit of \$43,563.41 equals \$128,826.76.</p> <p>4. The base for operating cost adjustments shall be \$351,876.00. The percentage of occupancy for real estate tax adjustments shall be 12.04% (42,218 RSP/350,635 RSF).</p> <p>5. This SLA is also issued to memorialize that the total tenant improvement allowance (TIA) available of \$1,954,958.32 was utilized by the Government. This TIA is included in the rent and shall be amortized at a rate of 0% over the term of the lease as set forth in Paragraph 3.E. of the SF2.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>This document will not constitute a payment obligation until the date of execution by the United States. As a result, even through payments will be made retroactively, no rental payments are due under this agreement until thirty days after the date of execution.</p>		

Lessor \_\_\_\_\_ GOV'T



ORIGINAL OF AGREEMENT  
RETURNED TO SENDER