


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. LDC02164	DATE <u>12/7/12</u>
ADDRESS OF PREMISES <b>77 K Street, NW          77 K Street, NW          Washington, DC 20004</b>		
THIS AGREEMENT, made and entered into this date by and between <b>77 K Street, NW LLC</b> whose address is: <b>77 K Street, NW LLC          Brookfield Properties          750 9th Street, NW          Ste 700          Washington, DC 20001</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>December 31, 2011</b> as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
<b>Base (CPI-W-U.S. City Avg)</b> <b>Corresponding Index</b> <b>Base Operating Cost Per Lease</b> <b>% Increase in CPI-W</b> <b>Annual Increase In Operating Cost</b> <b>Less Previous Escalation Paid</b> <b>Annual Increase In Operating Cost Due Lessor</b>	<b>November 2010</b> <b>November 2011</b>	<b>214.750</b> <b>222.813</b> <b>\$1,534,284.00</b> <b>0.037545984</b> <b>\$57,606.20</b> <b>\$0.00</b> <b>\$57,606.20</b>
Effective <b>December 31, 2011</b> the annual rent is increased by <b>\$57,606.20</b> The new annual rent is <b>\$7,188,823.70</b> payable at the rate of <b>\$599,068.64</b> per month. The rent check shall be made payable to:		
<b>77 K Street Tower, LLC at JP Morgan Chase          P.O Box 5890          New York, NY 10089-5890</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.		
LESSOR: <b>77 K Street Tower, LLC at JP Morgan Chase</b>		
BY _____ (Signature)		
_____ (Title)		
IN THE PRESENCE OF		
_____ (Signature)		
_____ (Address)		
<b>UNITED STATES OF AMERICA</b>		
BY  _____ (Signature)		
<b>Contracting Officer, GSA, NCR, PBS, Realy Services Division</b> (Official Title)		