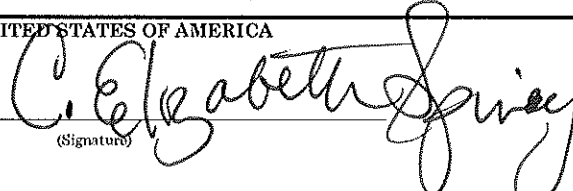


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. LDC02164	DATE <u>1-31-2013 JB</u>
ADDRESS OF PREMISES <div style="text-align: right;"> 77 K Street, NW 77 K Street, NW Washington, DC 20004 </div>		
THIS AGREEMENT, made and entered into this date by and between 77 K Street, NW LLC whose address is: <div style="text-align: right;"> 77 K Street, NW LLC Brookfield Properties 750 9th Street, NW Ste 700 Washington, DC 20001 </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 December 31, 2012 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 Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor	November November	2011 2012
		222.813 226.595 \$1,534,284.00 0.016973875 \$26,042.74 \$57,606.20 (\$31,563.46)
Effective December 31, 2012 , the annual rent is increased by (\$31,563.46) The new annual rent is \$7,158,238.05 payable at the rate of \$596,519.84 per month. The rent check shall be made payable to:		
77 K Street Tower, LLC at JP Morgan Chase P.O Box 5890 New York, NY 10089-5890		
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: 77 K Street Tower, LLC at JP Morgan Chase		
BY _____ (Signature) _____ (Title)		
IN THE PRESENCE OF _____ (Signature) _____ (Address)		
UNITED STATES OF AMERICA BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, REA (Official Title)		