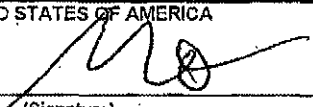


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 40 TO LEASE NO. LDC40155	DATE OCT 07 2009																																							
ADDRESS OF PREMISES 445 12TH ST. SW WASHINGTON, DC 20004																																									
THIS AGREEMENT, made and entered into this date by and between whose address is:		PARCEL 49C LIMITED PARTNERSHIP C/O REPUBLIC PROPERTIES CORPORATION 1250 MARYLAND AVENUE SUITE 250 WASHINGTON, DC 20024-0000																																							
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 as follows:																																									
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Comparison Year</td> <td style="width: 35%;">2009</td> <td style="width: 30%; text-align: right;">\$5,586,937.81</td> </tr> <tr> <td>Base Year</td> <td>2003</td> <td style="text-align: right;">\$3,125,842.51</td> </tr> <tr> <td>Increase</td> <td></td> <td style="text-align: right;">\$2,461,095.30</td> </tr> <tr> <td>Percentage of Occupancy</td> <td></td> <td style="text-align: right;">98.78%</td> </tr> <tr> <td>Amount due to Lessor</td> <td></td> <td style="text-align: right;">\$2,431,069.93</td> </tr> <tr> <td>Proposed Assessment (Tax Year 2009)</td> <td></td> <td style="text-align: right;">\$321,744,200.00</td> </tr> <tr> <td>Assessment Results after Appeal</td> <td></td> <td style="text-align: right;">\$299,020,404.00</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td style="text-align: right;">\$22,723,796.00</td> </tr> <tr> <td>Tax Savings times 1.85/100</td> <td></td> <td style="text-align: right;">\$420,390.23</td> </tr> <tr> <td>Government Occupancy</td> <td></td> <td style="text-align: right;">98.78%</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td style="text-align: right;">\$415,261.47</td> </tr> <tr> <td>Amount Due Lessor (25% of Amount Due for Current Year)</td> <td></td> <td style="text-align: right;">\$103,815.37</td> </tr> <tr> <td>Total amount due Lessor</td> <td></td> <td style="text-align: right;">\$2,534,885.30</td> </tr> </table>			Comparison Year	2009	\$5,586,937.81	Base Year	2003	\$3,125,842.51	Increase		\$2,461,095.30	Percentage of Occupancy		98.78%	Amount due to Lessor		\$2,431,069.93	Proposed Assessment (Tax Year 2009)		\$321,744,200.00	Assessment Results after Appeal		\$299,020,404.00	Tax Savings		\$22,723,796.00	Tax Savings times 1.85/100		\$420,390.23	Government Occupancy		98.78%	Tax Savings		\$415,261.47	Amount Due Lessor (25% of Amount Due for Current Year)		\$103,815.37	Total amount due Lessor		\$2,534,885.30
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The Lessor is entitled to a one-time lump sum payment in the amount of: \$2,534,885.30 payable with the next rent check.																																									
Rent checks shall be made payable to:																																									
PARCEL 49C LIMITED PARTNERSHIP JANET HEATH, PROPERTY MANAGER 1250 MARYLAND AVENUE, SW WASHINGTON, DC 20024																																									
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: PARCEL 49C LIMITED PARTNERSHIP																																									
BY _____ (Signature) _____ (Title)																																									
IN THE PRESENCE OF																																									
_____ (Signature) _____ (Address)																																									
UNITED STATES OF AMERICA																																									
BY  (Signature) _____ Contracting Officer, GSA, NCR, PBS, DC Service Division (Official Title)																																									