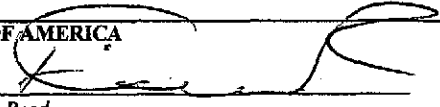


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 14	DATE APR 25 2001
	TO LEASE NO. GS-11B-40155	
ADDRESS OF PREMISES 445 - 12th Street, SW Washington, DC 20024		
THIS AGREEMENT , made and entered into on this date by and between Parcel 49C Limited Partnership whose address is: c/o Republic Properties Corporation 1250 Maryland Avenue, SW, Suite 280 Washington, DC 20024 And whose interest in the property hereinafter described is that of the Owner 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 mentioned covenant and agree that the said Lease is hereby amended effective upon execution by the Government, as follows: In accordance with the Contracting Officer's Final Decision dated April 13, 2001 the following rental adjustment are hereby ordered: The annual rent will be increased by \$420,937.06, effective April 1, 2001, for past due: 1) adjustment for vacant premises, 2) operating cost escalations, 3) parking escalations, and 4) amortization funds for buildout. This increase in rent brings the rent current through March 31, 2001. In addition, the Government will pay the Lessor a one-time lump-sum payment in the amount of \$515,816.30. See the Payment Reconciliation dated 4/16/01, attached hereto and made a part hereof. 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 _____ (TITLE) IN PRESENCE OF (witnessed by): _____ (SIGNATURE) (TITLE) UNITED STATES OF AMERICA BY  _____ Robert W. Reed Contracting Officer, GSA, NCR, PBS (OFFICIAL TITLE)		