SUPPLEMENTAL LEASE AGREEMENT

No. 10

TO LEASE NO. LDC01618

ADDRESS OF PREMISES
409 3rd Street
Washington, DC 20024-3212

THIS AGREEMENT, made and entered into this date by and between

Washington Office Center L.L.C
300 D Street, SW
Washington DC 20024

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.

| COMPARISON YEAR | 2007 | $2,439,500.16 |
| BASE YEAR       | 2003 | $1,926,158.86 |
| INCREASE        |      | $513,341.30   |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 9.04% |
| AMOUNT DUE TO LESSOR | $46,406.05 |

The Lessor is entitled to a one-time lump sum payment in the amount of: $46,406.05 payable with the next rent check.

Rent checks shall be made payable to:

Washington Office Center L.L.C
Paul Vacca
300 D St. SW
Washington, DC 20024-4702

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:

BY__________________________
(Signature) (Title)

IN THE PRESENCE OF

__________________________
(Signature) (Address)

__________________________
Contracting Officer, GSA NCR PBS DC Service Division (Official Title)

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