GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
409 3RD ST. SW
WASHINGTON, DC 20024-3212

THIS AGREEMENT, made and entered into this date by and between WASHINGTON OFFICE CENTER L.L.C
whose address is: 300 D STREET, SW
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 effective 8/27/2008 as follows.

Issued to reflect the annual operating cost escalation provided for in the base lease agreement.

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>July 2006</th>
<th>203.700</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding index</td>
<td>July 2008</td>
<td>216.304</td>
</tr>
<tr>
<td>Base Cost for Services/Utilities</td>
<td></td>
<td>$214,120.98</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td></td>
<td>$0.061875307</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td></td>
<td>$13,248.80</td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td></td>
<td>$13,248.80</td>
</tr>
</tbody>
</table>

Effective 8/27/2008 the annual rent is increased by $13,248.80 The new annual rent is $1,163,127.93 payable at the rate of $96,927.33 per month.

The rent shall be made payable to: WASHINGTON OFFICE CENTER L.L.C
300 D ST S.W.
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: WASHINGTON OFFICE CENTER L.L.C

BY ________________________________
(Signature) ____________________________
(Title)

IN THE PRESENCE OF ________________________________
(Signature) ____________________________
(Address)

________________________________________
Contracting Officer, GSA NCR, PBS, DC Service Center
(Official Title)

GSA FORM 276