**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

whose address is:  
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 | 2008     | $2,429,278.75 |
| BASE YEAR       | 2003     | $1,926,158.86 |
| INCREASE        |          | $503,119.89   |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 9.04% |
| AMOUNT DUE TO LESSOR | $45,482.04 |

The Lessor is entitled to a one-time lump sum payment in the amount of:  
$45,482.04 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:**

| Signature | (Title) 
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**IN THE PRESENCE OF**

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

GSA FORM 276