THIS AGREEMENT, made and entered into this date by and between Washington Office Center L.L.C. whose address is: 300 D Street, SW Office of the Building 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 | 2009 | $2,469,300.00 |
| BASE YEAR       | 2003 | $1,926,158.88 |
| INCREASE        |      | $543,141.12   |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 9.04% |
| AMOUNT DUE TO LESSOR | $49,099.96 |

The Lessor is entitled to a one-time lump sum payment in the amount of: $49,099.96 payable with the next rent check.

Rent checks shall be made payable to: Washington Office Center L.L.C.
Paul Vacca
300 D Street, SW
Suite C21
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: Washington Office Center L.L.C.

BY __________________________  __________________________
(Signature) (Title)

IN THE PRESENCE OF __________________________  __________________________
(Signature) (Address)

CONTRACTING OFFICER:

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

U.S. General Services Administration