THIS AGREEMENT, made and entered into this date by and between Guardian Realty Fund II Business Trust 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 6/15/2012 as follows:

Issued to reflect the annual operating cost escalation provided for in the Basic Lease Agreement.

<table>
<thead>
<tr>
<th>Description</th>
<th>May 2011</th>
<th>May 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base (CPI-W-U.S. City Avg)</td>
<td>222.954</td>
<td>226.600</td>
</tr>
<tr>
<td>Corresponding Index</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td>96,389.40</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.016353149</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td>$1,576.27</td>
<td></td>
</tr>
</tbody>
</table>

Effective 6/15/2012, the annual rent is increased by $1,576.27. The new annual rent is $486,514.64 payable at the rate of $40,542.89 per month.

The rent shall be made payable to: Guardian Realty Fund II Business Trust
Attention: Molly Nolan
801 Brightseat Road
Landover, MD 20785-4723

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: Guardian Realty Fund II Business Trust

BY (Signature) (Title)

IN THE PRESENCE OF

By (Signature) (Address)

UNITED STATES OF AMERICA

BY (Signature)

Contracting Officer, GSA, NCR, PBS, REAG
(Official Title)