This Lease Amendment is made and entered into between BDC CAPITAL PROPERTIES, LLC, whose address is:
5301 WISCONSIN AVE NW STE 600
Washington, DC 20015
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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

Current Information:

- Annual Rent: $454,185.96
- Operating Cost: $72,933.00

A. Issued to reflect a CPI escalation, as follows:

<table>
<thead>
<tr>
<th>Base (CPI-W U.S. City Avg) Corresponding Index</th>
<th>Year</th>
<th>Index</th>
<th>Increase in CPI-W</th>
<th>Annual Increase in Operating Cost</th>
<th>Less Previous Escalation Paid</th>
<th>Annual Increase in Operating Cost Due Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2013</td>
<td>229.133</td>
<td>2013</td>
<td>231.551</td>
<td>0.010552823</td>
<td>$769.65</td>
<td>$769.65</td>
</tr>
</tbody>
</table>

New Information

- Annual Rent: $454,955.61
- Operating Cost: $73,702.65

B. The annual rent shall increase by:

- Effective: December 22, 2014
- New Annual Rent: $454,955.61
- Monthly Rent, in arrears: $37,912.97

This Lease Amendment contains one page.

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 below date.

FOR THE LESSOR:

Signature: ___________________________ Signature: __
Name: ______________________________ Name:  ____________________________ ___
Title: ________________________________ Title:              Lease Contracting Officer
Entity Name: _________________________                      GSA, Public Buildings Service
Date:  ______________________________ Date: _________________________ _________

WITNESSED FOR THE LESSOR BY:

Signature: __________________________
Name: _____________________________
Title: ______________________________
Date: ______________________________