

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. LVA01433	DATE
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ADDRESS OF PREMISES **1801 North Lynn Street
Rosslyn, VA 22209-2000**

THIS AGREEMENT, made and entered into this date by and between **Smart Building Investors, L.L.C.**
whose address is: **5301 Wisconsin Avenue, NW
Washington, DC 20015-2015**

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 **July 1, 2003** as follows:

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

Base (CPI-W-U.S. City Avg)	JUNE	2002	175.90
Corresponding Index	JUNE	2003	179.60
Base Operating Cost Per Lease			\$1,314,785.38
% Increase in CPI-W			0.021034679
Annual Increase In Operating Cost			\$27,656.09
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$27,656.09

Effective **July 1, 2003**, the annual rent is increased by **\$27,656.09**
The new annual rent is **\$12,324,652.64** payable at the rate of **\$1,027,054.39** per month.
The rent check shall be made payable to:

**Smart Building Investors, L.L.C.
5301 Wisconsin Ave., NW Suite 300
Washington, DC 20015-2015**

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: **Smart Building Investors, L.L.C.**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  **7-29-03** Contracting Officer, GSA, NCR, PBS, Realty Services Division
(Offericial Title)