GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. 11B-01433

ADDRESS OF PREMISES
1801 North Lynn Street
1901 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:
JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690

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 correct SLA #16 the annual real estate tax escalation provided for in the basic lease agreement (sec. 2.3.a). SLA#16 used the incorrect base year.

Incorrect real estate tax escalation per SLA #16

| COMPARISON YEAR | 2004 | $1,159,071.03 |
| BASE YEAR       | 2003 | $1,107,949.86 |
| INCREASE        |      | $51,121.17    |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 98.14% |
| AMOUNT DUE TO LESSOR | $51,121.17 |

Correct real estate tax escalation

| COMPARISON YEAR | 2004 | $1,117,576.46 |
| BASE YEAR       | 2003 | $1,098,323.26 |
| INCREASE        |      | $19,253.20    |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 98.14% |
| AMOUNT DUE TO LESSOR | $18,895.09 |
| DIFFERENCE      |      | ($31,275.23)  |

The Government is entitled to a one-time lump sum credit in the amount of ($31,275.23) payable in arrears. This amount shall be deducted in your next rent check payable to:

Smart Building Investors, L.L.C.
JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690

BY
(Signature) ________________________________

IN THE PRESENCE OF
(Signature) ________________________________

UNITED STATES OF AMERICA

Contracting Officer: GSA, NCR, PBS, Potomac Service Center
(Official Title)

GSA FORM 279