GENERAL SERVICES ADMINISTRATION
SUPPLEMENTAL AGREEMENT
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

DATE

PUBLIC BUILDINGS SERVICE No. 23

SUPPLEMENTAL LEASE AGREEMENT
TO LEASE NO. GS-18B-01433

ADDRESS OF PREMISES 1801 North Lynn Street
Rosslyn, VA 22209

THIS AGREEMENT, made and entered into this date by and between
PBF Off 1801 N Lynn Street, LLC
whose address is: JBG/Commercial Management, LLC
1415 Williard Avenue, Suite 400
Chevy Chase, MD 20815

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.

<table>
<thead>
<tr>
<th>COMPARISON YEAR (CY)</th>
<th>2005</th>
<th>$1,262,116.53</th>
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<tr>
<td>BASE YEAR</td>
<td>2003</td>
<td>$1,107,949.86</td>
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TOTAL INCREASE: $154,166.67
PERCENTAGE OF GOVERNMENT OCCUPANCY: 98.14%
TAX INCREASE DUE LESSOR: $151,299.17

The Lessor is entitled to a one-time lump sum payment in the amount of $151,299.17 payable in arrears. This amount shall be paid with your next rent check:

PBF Off 1801 N. Lynn Street, LLC
JBG/Commercial Management, LLC
4445 Williard Avenue, Suite 400
Chevy Chase, MD 20815

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: PBF Off 1801 N Lynn Street, LLC

By: ___________________________ (Signature)

IN THE PRESENCE OF: ___________________________ (Address)

By: ___________________________ (Signature)

Contracting Officer, GSA NCR PBS Potomac
(Official Title)

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