

ADDRESS OF PREMISES
 1801 NORTH LYNN STREET
 1801 NORTH LYNN STREET
 ROSSLYN, VA 22209-2000

THIS AGREEMENT, made and entered into this date by and between PPF OFF 1801 N LYNN STREET, LLC

whose address is:
 JBG/COMMERCIAL MANAGEMENT, LLC
 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 reflect the annual real estate tax escalation provided for in the basic lease agreement.
 All future real estate tax escalation payments by the Government to the Lessor will be made on a lease year basis.
 The Government has agreed to pay the 2006 taxes and the first half of the 2007 taxes (January 1, 2007 through June 30, 2007) on a calendar year basis. However, the Government will make no additional real estate tax payments under this lease on a calendar year basis.

COMPARISON YEAR (CY)	CY 2006		\$1,323,758.46
BASE YEAR	CY 2003		\$1,096,192.66
TOTAL INCREASE		\$	227,565.80
PERCENTAGE OF GOVERNMENT OCCUPANCY			98.14%
TAX INCREASE DUE LESSOR		\$	223,333.08

The Lessor is entitled to a one-time lump sum credit in the amount of **\$ 223,333.08** payable in arrears. This amount shall be deducted from the rent check of:

PPF OFF 1801 N LYNN STREET, LLC
 JBG/COMMERCIAL MANAGEMENT, LLC
 4445 WILLARD AVENUE
 SUITE 400
 CHEVY CHASE, MD 20815-3690

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: PPF OFF 1801 N LYNN STREET, LLC

BY _____ (Signature)	_____ (Title)
IN THE PRESENCE OF _____ (Signature)	_____ (Address)

UNITED STATES OF AMERICA

BY _____
 Contracting Officer, GSA, NCR, PBS, Potomac
 (Official Title)