GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESSES OF PREMISES
1801 North Lynn Street
1801 North Lynn Street
Rosslyn, VA 22209

THIS AGREEMENT, made and entered into this date by and between
PPF OFF 1801 N Lynn Street, LLC.
Morgan Stanley Real Estate Advisor
3424 Peachtree Road
Atlanta, GA 30326

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, 2008 as follows:

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>June 2002</th>
<th>175.90</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>June 2008</td>
<td>215.22</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,314,785.38</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.2235361</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$293,902.00</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$209,364.06</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td>$84,537.94</td>
<td></td>
</tr>
</tbody>
</table>

Effective July 1, 2008 the annual rent is increased by $84,537.94.

The new annual rent is $14,408,731.18 payable at the rate of $1,200,727.60 per month.

The rent check shall be made payable to:
PPF OFF 1801 N Lynn Street, LLC
3424 Peachtree Road
Atlanta, GA 30326

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 Service Center
(Official Title)