THIS AGREEMENT, made and entered into this date by and between Polk and Taylor Property LLC

whose address is: Beacon Capital Partners, LLC
200 State Street, 5th Floor
Boston, MA 02109-2628

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

NOW THEREFORE, these parties hereto desire to amend the above Lease:

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 May 1, 2009 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>Corresponding Index</th>
<th>Base Operating Cost Per Lease</th>
<th>% Increase in CPI-W</th>
<th>Annual Increase in Operating Cost</th>
<th>Less Previous Escalation Paid</th>
<th>Annual Increase in Operating Cost Due Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>April 2003</td>
<td>$3,149,202.00</td>
<td>0.156423804</td>
<td>$492,610.16</td>
<td>$541,179.33</td>
<td>($48,569.17)</td>
</tr>
<tr>
<td></td>
<td>April 2009</td>
<td>179.80</td>
<td>207.925</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Effective May 1, 2009, the annual rent is increased by ($48,569.17)
The new annual rent is $19,127,928.34 payable at the rate of $1,593,994.03 per month.
The rent check shall be made payable to:
Polk and Taylor Property LLC
Cassidy & Pinkard Colliers
2530 Crystal Drive, Suite 50
Arlington, VA 22202

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.

LESSEE: Polk and Taylor Property LLC

BY ____________________________ (Signature) ____________________________ (Title)

IN THE PRESENCE OF ____________________________ (Signature) ____________________________ (Address)

UNDER ____________________________ (Signature) ____________________________ (Address)

BY ____________________________ Contracting Officer, GSA NCR PBS Metropolitan Services Division (Official Title)

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