This Agreement, made and entered into this date by and between Suffolk Building LLC, whose address is: c/o Carr Properties, 1776 Eye Street, NW Suite 500, Washington, DC 20006, 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 effective December 16, 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>Nov 2008</th>
<th>207.30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>Nov 2009</td>
<td>212.003</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,583,060.24</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.022706661</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost</td>
<td>$35,946.01</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td>$35,946.01</td>
<td></td>
</tr>
</tbody>
</table>

Effective December 16, 2009, the annual rent is increased by $35,946.01.
The new annual rent is $6,985,113.18 payable at the rate of $582,092.77 per month.
The rent check shall be made payable to: Suffolk Building LLC, c/o Carr Properties, 1776 Eye Street, NW Suite 500, Washington, DC 20006.

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: Suffolk Building LLC

By: ____________________________
   (Signature) ____________________________
   (Address)

United States of America

By: ____________________________
   (Signature) ____________________________
   (Address)

Contracting Officer, GSA, NCR, PBS, Metropolitan Services Division

GSA FORM 276