AGREEMENT, made and entered into this date by and between: Suffolk Building LLC and Columbia Equity Trust, whose address is: 1778 I Street, NW Suite 600, Washington, DC 20006.

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.

| COMPARISON YEAR | 2010 | $187,182.08 |
| BASE YEAR       | 2004 | $100,945.21 |
| INCREASE        | $86,236.87 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 100.00% |
| Government Share | 100.00% |
| Amount Due for Current Year | $86,236.87 |

The Lessor is entitled to a one-time lump sum payment in the amount of $66,286.87 payable in arrears. This amount shall be credited in your next rent check to:

Suffolk Building LLC
1778 I Street, NW Suite 600
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) ____________________________
(Title)

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

UNIVERSITIES OF AMERICA

__ ____________________________
Contracting Officer, GSA NCR PBS NoVA
(Official Title)

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