

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 8 TO LEASE NO. GS-11B-01652	DATE 17 2007																												
ADDRESS OF PREMISES Suffolk Building 5611 Columbia Pike Falls Church 22041																														
THIS AGREEMENT, made and entered into this date by and between Suffolk Building LLC whose address is: c/o Columbia Equity Trust 1750 H. 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 <b>December 16, 2007</b> as follows: Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.																														
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Base (CPI-W-U.S. City Avg)</td> <td style="width:10%;">Nov</td> <td style="width:10%;">2006</td> <td style="width:30%; text-align: right;">196.80</td> </tr> <tr> <td>Corresponding Index</td> <td>Nov</td> <td>2007</td> <td style="text-align: right;">205.891</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$878,200.72</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.046194106</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$31,328.88</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Annual Increase In Operating Cost Due Lessor</td> <td></td> <td></td> <td style="text-align: right;">\$31,328.88</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	Nov	2006	196.80	Corresponding Index	Nov	2007	205.891	Base Operating Cost Per Lease			\$878,200.72	% Increase in CPI-W			0.046194106	Annual Increase In Operating Cost			\$31,328.88	Less Previous Escalation Paid			\$0.00	Annual Increase In Operating Cost Due Lessor			\$31,328.88
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Effective <b>December 16, 2007</b> the annual rent is increased by <b>\$31,328.88</b> The new annual rent is <b>\$3,285,555.88</b> payable at the rate of <b>\$273,796.32</b> per month. The rent check shall be made payable to: Suffolk Building LLC c/o Columbia Equity Trust 1750 H. 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) _____ (Title) IN THE PRESENCE OF _____ (Signature) (Address)																														
UNITED STATES OF AMERICA BY  Contracting Officer, GSA, NCR, PBS, Metropolitan Services Division (Signature) (Official Title)																														