THIS AGREEMENT made and entered into this date for and between

WASHINGTON REAL ESTATE INVESTMENT TRUST

6110 EXECUTIVE BLVD STE 800
ROCKVILLE, MD 20852

and

WASHINGTON REAL ESTATE INVESTMENT TRUST

6110 EXECUTIVE BLVD STE 800
ROCKVILLE, MD 20852

In consideration of the covenants and conditions set forth herein, the parties hereby agree as follows:

1. **Base Operating Cost Per Lease**:
   - **Base (CPI-W U.S. City Avg)**
   - **Corresponding Index**
   - **January 2011**: 216,499
   - **January 2012**: 221,216
   - **% Increase in CPIW**: $35,757
   - **Annual Increase in Operating Cost**: $1,123.04
   - **Less Previous Escalation Paid**: $0.00
   - **Annual Increase in Operating Cost Due Lessor**: $1,123.04

2. **Effective February 1, 2011**, the lease payment is increased by $1,123.04 per month.

The new lease rate is $216,393.11 payable at the rate of $18,075.28 per month.

IN WITNESS WHEREOF, the parties have executed this agreement as of the above date.

WASHINGTON REAL ESTATE INVESTMENT TRUST

By: [Signature]

Date: [Date]

WASHNIGTON REAL ESTATE INVESTMENT TRUST