This AGREEMENT, made and entered into this date by and between The Realty Associates Fund X, LP

whose address is: The Realty Associates Fund X, LP
28 State Street
10th Floor
Boston, MA 02109-5718

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 2/1/2013 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>January 2012</th>
<th>223.216</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>January 2013</td>
<td>226.520</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$394,182.09</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.014801806</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost</td>
<td>$5,834.61</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td>$5,834.61</td>
<td></td>
</tr>
</tbody>
</table>

Effective 2/1/2013, the annual rent is increased by $5,834.61

The new annual rent is $1,468,298.14 payable at the rate of $122,358.18 per month.

The rent shall be made payable to: The Realty Associates Fund X, LP
28 State Street
10th Floor
Boston, MA 02109-5718

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: The Realty Associates Fund X, LP

By _______________________________ (Signature) _______________________________ (Title)

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

UNITED STATES OF AMERICA

By _______________________________ Contracting Officer, GSA, NCR, PBS, REAG

(Official Title)