LEASE AMENDMENT
LEASE AMENDMENT NUMBER 2
TO LEASE NUMBER GS-11B-12528
PDN Number: N/A

ADDRESS OF PREMISES
1650 KING ST.
1650 KING ST.
ALEXANDRIA, VA 22314-2747

THIS AMENDMENT is made and entered into between
KING STREET METRO VENTURE, LLC
whose address is: 1015 15TH ST NW,
SUITE 100
WASHINGTON, DC 20005-2605
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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

A. Issued to reflect a CPI escalation, as follows:

CURRENT INFORMATION

<table>
<thead>
<tr>
<th>ANNUAL RENT</th>
<th>OPERATING COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>$454,766.54</td>
<td>$110,711.29</td>
</tr>
</tbody>
</table>

Base (CPI-W-U.S. City Avg)

<table>
<thead>
<tr>
<th>Corresponding Index</th>
<th>FEB 2013</th>
<th>FEB 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>228.677</td>
<td>230.871</td>
<td></td>
</tr>
</tbody>
</table>

% Increase in CPI-W 0.009594319

Annual Increase In Operating Cost $1,062.20

NEW INFORMATION

<table>
<thead>
<tr>
<th>ANNUAL RENT</th>
<th>MONTHLY RENT</th>
<th>OPERATING COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>$455,828.74</td>
<td>$37,985.73</td>
<td>$111,773.49</td>
</tr>
</tbody>
</table>

B. The annual rent shall increase by $1,062.20

Effective March 8, 2014

New Annual Rent $455,828.74

Monthly Rent, in arrears $37,985.73

This Lease Amendment contains 1 page.

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 below date.

FOR THE LESSOR:

Signature: __________________________
Name: __________________________
Title: __________________________
Entity Name: __________________________
Date: __________________________

WITNESSED FOR THE LESSOR BY:

Signature: __________________________
Name: __________________________
Title: __________________________
Date: __________________________

FOR THE GOVERNMENT:

Signature: __________________________
Name: __________________________
Title: __________________________
Entity Name: __________________________
Date: __________________________

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

Signature: __________________________
Name: __________________________
Title: __________________________
Date: __________________________

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

Signature: __________________________
Name: __________________________
Title: __________________________
Date: __________________________

Lease Amendment Form 12112