

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 14

9/13/08

TO LEASE NO. GS-11B-01482

ADDRESS OF PREMISES: 1201 Eye Street, NW, Washington, DC 20005-5905

THIS AGREEMENT, made and entered into this date by and between

1215 EYE STREET, NW ASSOCIATES LIMITED PARTNERSHIP

whose address is: c/o The John Akridge Companies
601 13th Street, NW, Suite 300N
Washington, DC 20005
Attention: Asset Manager / 1201 Eye

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 hereafter mentioned covenant and agree that the said lease is amended effective as of the date of execution of this Supplemental Lease Agreement, as follows:

This Supplemental Lease Agreement is issued to confirm (i) the Lessor's completion of all improvements to the leased space required by the terms of the Lease, (ii) the Government's acceptance of the entire leased space, (iii) the overall acceptance date for the entire leased space, (iv) the agreed lease and rent commencement date, (v) the agreed lease expiration, and (vi) the anniversary date of the Lease for on-going operating expense adjustments. In connection with the foregoing paragraph 2 of the lease is hereby amended in their entirety to read as follows:

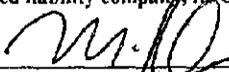
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a ten (10) firm year term beginning on July 16, 2002 and expiring on July 15, 2012, subject to termination and renewal rights, if any, as may be hereinafter set forth.

The initial rent payment shall be due on the first business day of October, 2002 and shall be for the period from July 16, 2002 through August 30, 2002. Such initial rent payment shall be in the amount of \$1,037,274.84. Thereafter, monthly rent payments shall be made on the first business day of each month in arrears in the amount of \$684,160.00 until adjusted on the anniversary date of the of the Lease (July 16) for increases in rent and for operation expense adjustments as provided in paragraph 3 of the Lease.

It is understood that only upon execution by the Government and the Lessor does this SLA become binding on both parties. The Lease, as amended hereby, remains in force and in effect.

LESSOR: 1215 Eye Street, NW Associates Limited Partnership, a District of Columbia limited partnership, by: 1215 Eye ESGP, LLC, a Delaware limited liability company, its General Partner, by: JACo Eye Street Development Inc., a Delaware Corporation, its Managing Member

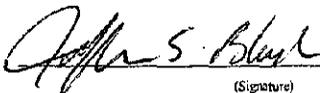
BY


(Signature) MATTHEW J. KLEIN

PRESIDENT

(Title)

IN THE PRESENCE OF (witnessed by:)


(Signature)

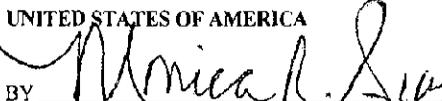


601 13th STREET NW Suite 300N

(Address)

UNITED STATES OF AMERICA

BY


(Signature)

Contracting Officer, GSA

(Official Title)