

ADDRESS OF PREMISES	1201 Eye St., NW 1201 Eye St., NW Washington, DC 20005
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THIS AGREEMENT, made and entered into this date by and between
 1201 Eye Street, NW Associates, LLC
 whose address is: c/o Piedmont Office Realty Trust, Inc.
 6200 The Corners Parkway
 Norcross, GA 30092-3365

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 mentioned covenant and agree that the said lease is hereby amended effective **July 16, 2006** as follows:

This SLA is being issued to correct the rent increases shown in SLA Nos. 23 & 27. Per the SF2, for years 1 through 4 the base annual rent should reflect \$8,209,920.00 and years 5 through 7 should be \$8,785,920.00. During years 1 through 4, this lease received CPI escalations which caused the annual rent to increase from \$8,209,920.00 to \$8,383,953.12. Erroneously, the 2006 CPI was processed before the 5th year rent increase, which caused the annual rent to be short of \$61,777.99. This correction was made in SLA #27 and the Lessor was paid a lump sum. After further review of this lease, it was discovered that the rent increase should have been escalated on the original annual rent of \$8,209,920.00, excluding the CPI escalations processed in Years 1 through 4. As a result, the Lessor is entitled to a one-time lump sum payment in amount of \$368,983.31 for the shortage in the rent increase. Based on this correction, GSA and the Lessor are in agreement that the rental increase shall be in the amount of \$112,255.13 and the new annual rent should reflect \$9,088,782.83.

Interest in the amount of \$21,784.71 will be added to the one-time lump sum payment for a total lump sum payment of \$390,768.02. The lump sum payment of \$368,983.31 and interest amount of \$21,784.71 cover the period of July 16, 2006 through June 30, 2009.

This constitutes settlement in full for operating cost escalations and base annual rent increases due under this lease to date.

CORRECT INFORMATION

Present Annual Rent (Includes 2006 CPI)	\$8,976,527.70
Additional Rent Increase (per SF2)	\$112,255.13
New Annual Rent	\$9,088,782.83

Effective	July 16, 2008 ,	the annual rent is increased by	\$112,255.13
The new annual rent is	\$9,088,782.83	payable at the rate of	\$757,398.57 per month.

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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	1201 Eye Street, N.W. Associates, LLC, a Delaware limited liability company	
BY	By: <u>George Wells</u> <small>(Signature)</small>	Vice President <small>(TITLE)</small>
IN THE PRESENCE OF (WITNESSED BY):		<u>11695 Johns Creek Pkwy., Suite 350</u> <u>Johns Creek, GA 30097</u> <small>(Address)</small>
UNITED STATES OF AMERICA		Contracting Officer GSA, NCR, PBS, POTOMAC <small>(Official Title)</small>
BY	<u>Stephanie Mayo</u> <small>(SIGNATURE)</small>	