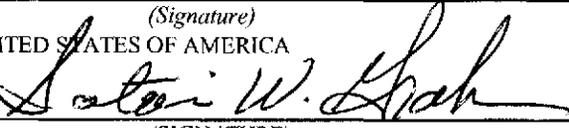


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> NO. 10 TO LEASE NO. GS-11B-01815	DATE <b>AUG 22 2008</b>
ADDRESS OF PREMISES <b>1425 NEW YORK AVE., NW</b> <b>1425 NEW YORK AVE. NW</b> <b>WASHINGTON, DC 20005-2108</b>		
THIS AGREEMENT, made and entered into this date by and between whose address is:		
<b>RPT 1425 NEW YORK AVENUE, LLC</b> <b>REPUBLIC PROPERTIES CORPORATION</b> <b>1280 MARYLAND AVE., SW, SUITE 280</b> <b>WASHINGTON, DC 20024-2150</b>		
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 amended, effective <u>12/21/06</u> , as follows:		
Issued to reflect the operating cost escalation provided for in the basic lease agreement.		
<b>Base (CPI-W-U.S. City Avg)</b>	<b>November</b>	<b>2005</b> <b>193.4</b>
<b>Corresponding Index</b>	<b>November</b>	<b>2006</b> <b>196.8</b>
<b>Base Operating Cost Per Lease</b>		<b>\$ 1,594,066.04</b>
<b>% Increase in CPI-W</b>		<b>0.017580145</b>
<b>Annual Increase In Operating Cost</b>		<b>\$ 28,023.91</b>
<b>Less Previous Escalation Paid</b>		<b>\$ -</b>
<b>Annual Increase In Operating Cost</b>		<b>\$ 28,023.91</b>
Effective <u>12/21/06</u> , the annual rent increased by <b>\$ 28,023.91</b> . The new annual rent is <b>\$ 10,533,630.78</b> payable at the rate of <b>\$ 877,802.57</b> per month in arrears. The rent check shall be made payable to:		
<b>RPT 1425 NEW YORK AVENUE, LLC</b> <b>REPUBLIC PROPERTIES CORPORATION</b> <b>1280 MARYLAND AVE., SW, SUITE 280</b> <b>WASHINGTON, DC 20024-2150</b>		
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.		
<b>LESSOR      WEH/GALAXY 800 N. CAP/MDH CAP. LLC</b>		
BY _____ (Signature) _____ (TITLE)		
IN THE PRESENCE OF (WITNESSED BY:) _____ (Address)		
UNITED STATES OF AMERICA		
BY  _____ (SIGNATURE)		GSA, NCR, PBS, CBD _____ (Official Title)