GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 10 Revised TO LEASE NO. LDC01934	DATE

ADDRESS OF PREMISES: Potomac Center North, 500 12th Street, Sw, Washington, DC 20024-6121

FEB 26 2013

THIS AGREEMENT, made and entered into this date by and between Potomac Center North, INC., c/o Jones Lang Lasalle, 1801 K Street, NW, Suite 1000, Washington, DC 20006-1301 whose address is:

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 as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

Comparison Year	1/17/2009 - 1/16/2010	$3,814,679.28
Base Year	1/17/2008 - 1/16/2009	$4,010,277.95
Increase/Decrease		(195,598.67)
Percentage Of Government Occupancy		81.22%
Tax Increase Due To The Lessor		$ (158,865.24)

Proposed Assessment (Tax Year 2009)		840	$265,890,460.00
Assessment Results after Appeal		840	$222,996,120.00
Proposed Assessment (Tax Year 2009)		839	$6,207,790.00
Assessment Results after Appeal		839	$6,207,790.00
Tax Savings			$32,901,340.00
Tax Savings times		0.0185	$608,674.79
Government Occupancy			81.220%
Tax Savings			$494,366.66
Gov't Share of Attorneys Fees	[redacted](4)		[redacted]
Period 1/17/09-9/30/09	257	Days	$87,021.90
Total Amount Due to the Lessor			$(71,843.34)

Proposed Assessment (Tax Year 2010)		840	$238,052,304.00
Assessment Results after Appeal		840	$147,442,210.00
Proposed Assessment (Tax Year 2010)		839	$6,207,790.00
Assessment Results after Appeal		839	$6,207,790.00
Tax Savings			$90,610,094.00
Tax Savings times		0.0185	$1,676,286.74
Government Occupancy			81.220%
Tax Savings			$1,361,480.09
Gov't Share of Attorneys Fees	[redacted](4)		[redacted]
Period 10/1/09-1/16/10	108	Days	$100,712.23
Total Amount Due to the Lessor			$28,868.89
Amount Already Withheld by GSA per SLA#10			-$45,253.49
Total Amount Due to the Lessor			$74,122.38

The Lessor is entitled to a one-time payment in the amount of $74,122.38 payable in arrears. Check shall be payable to:

Potomac Center North, INC.
c/o Jones Lang Lasalle
Suite 1000
Washington, DC 20006-1301

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: Potomac Center North, INC.

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

_____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY _____ (Signature) Contracting Officer, GSA, NCR (Official Title)

GSA FORM 276