

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 19-Aug-2010
	TO LEASE NO. GS-11B-02196	

ADDRESS OF PREMISES
 Sentinel Square I
 90 K Street, NE
 Washington, DC 20002-4217

THIS AGREEMENT made and entered into this date by and between Sentinel Square I, LLC

Whose address is: c/o Trammell Crow Company
 1055 Thomas Jefferson Street, NW
 Suite #600
 Washington, DC 20007
 Attn: Thomas E. Finan

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 consideration hereinafter mentioned covenant and agree said Lease is amended upon execution of the Government as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to modify Paragraph 1 of the SF-2 for Lease No. GS-11B-02196 to reflect a change in the leased premises and to replace Exhibit A -Floor Plans of Leased Area with the revised plans (attached) reflecting the new demised premises. Paragraph 1 of the SF-2 shall now be replaced in its entirety to read:

The Lessor hereby leases to the Government the following described premises:

A total of 85,000 BOMA rentable square feet (BRSF) equivalent to 73,226 ANSI/BOMA Office Area square feet (BOASF) of office and related space comprising a portion of the sixth floor and the entire fourth and fifth floors, as shown on the plan attached as Exhibit A and made part hereof, as well as eighteen (18) structured secured, reserved parking spaces for Official Government Vehicles as shown on Exhibit B, in the building located at 90 K Street, NE, Washington, DC 20002-4217.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after the date of execution.

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.

Sentinel Square I, LLC, a Delaware limited liability company

By: TC 90 K Street LLC, a Delaware limited liability company, its manager

By: TC MidAtlantic Development III, Inc., a Delaware corporation, its sole member

By [Signature]
 Thomas E. Finan, Senior Vice President

1055 THOMAS JEFFERSON ST, NW, #600
WASHINGTON, DC 20001
 (Address)

Date: 8-20-10

IN PRESENCE OF:
[Signature]
 (Signature)

1055 THOMAS JEFFERSON ST, NW, #600
WASHINGTON DC 20007
 (Address)

UNITED STATES OF AMERICA:

BY [Signature]
 Kevin Terry

Contracting Officer, GSA, NCR, Real Estate Division

797/ktm