

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE
AGREEMENT No. 1

DATE JAN 9 2012

TO LEASE No.
GS-11B-02329

ADDRESS OF PREMISES 1331 Pennsylvania Ave, NW
Washington, DC 20001

THIS AGREEMENT, made and entered into this date by and between National Place Lease Company, LLC
whose address is c/o National Place Lease Company, LLC
1001 G Street, NW, Suite 700W
Washington, D.C. 20001

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 immediately upon notice as follows:

This Supplemental Lease Agreement (SLA) Number 1 is hereby issued to reflect an increase in the amount of square footage the Government will
be leasing at 1331 Pennsylvania Ave. Washington, DC 20002 (also known as National Place) under Lease LDC02329, LDC02329 was executed
August 26, 2011 for a total of 29,252 BOMA RSF, yielding 24,441 ABOASF on the 5th and 14th floors.

The Government will acquire an additional 5,674 BOMA RSF, Yielding 4,641 ABOASF on the 5th floor (Suite 504). Total square footage of
LDC02329 upon execution of SLA#1 shall become 34,926 BOMA RSF, yielding 29,082 ABOASF.

The Government will acquire this additional space at the same rates and terms of LDC02329 executed on August 26th, 2011. The government shall
pay the Lessor annual rent of \$1,534,997.70 at a rate of \$127,916.48 per month in arrears. Rent for lesser period shall be prorated.

Notwithstanding the foregoing, the Government shall be entitled to abatement of rent to be applied as follows: (a) the fully serviced rent for the first
eighteen (18) months of the lease term shall be abated entirely; (b) the fully serviced rent for the last two (2) months of the lease term shall be
abated entirely and; (c) a portion of the monthly shell rent shall be partially abated for the 19th through 23rd months of the lease term, as related to
the agreed upon commission credit per original SF-2.

The Lessor shall provide to the Government a Tenant Improvement Allowance in the amount of \$1,223,770.56 (\$42.08/ABOASF. Such Allowance
shall be available in full immediately upon execution of Lease, but shall be held by the Lessor until directed by the Government on how the
disbursement of funds shall occur. Reference 6(b) of SF-2.

Pursuant to Paragraph 4.1(c) of the SFO, the Common Area Factor is determined to be 1.200949, calculated as follows: 34,926 BRSF/29,082
ABOASF.

For purposes of Paragraphs 4.2 and 4.3 of the SFO, as of the date hereof, the Government's percentage of occupancy is 8.34% based on
occupancy of 34,926 in a building of 418,776 BRSF.

For purposes of Paragraph 4.4 of the SFO, as of the date hereof, the operating cost base is \$380,693.40 (\$10.90 per BRSF).

All other terms and conditions of the lease LDC02329 executed on August 26th, 2011 shall remain in force and in effect. It is understood
that only upon execution by the Government does this SLA become binding on both parties.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: National Place Lease Company, LLC
By: National Place Company, LLC, sole member
By: ~~Quadrangle Development Corporation~~, managing member

By 
(Signature) Christopher D. Gladstone

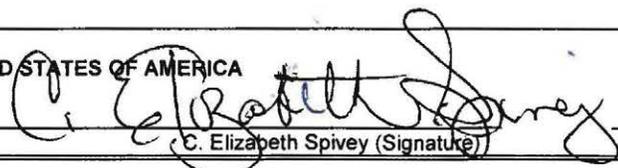
(Title)

In The Presence Of:

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
C. Elizabeth Spivey (Signature)

CONTRACTING OFFICER, GSA, NCR, WPZ
(Official Title)