

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p align="center">SUPPLEMENTAL AGREEMENT</p> <p align="center">NO. <i>X 2 jobs</i></p>	<p align="center">DATE</p>
<p>TO LEASE NO.</p> <p align="center">GS-11B-20715 "NEG"</p>		
<p>ADDRESS OF PREMISES Franklin Court 1099 14th Street NW Washington, DC 20005</p>		
<p>THIS AGREEMENT, made and entered into this date by and between 1330 L Street Associates, Limited Partnership whose address is: c/o Bellemead Development Corporation 4 Becker Farm Road Roseland, New Jersey 07068 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease; to provided for the acceptance of space.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows: The Government exercised the option to acquire an additional 55,000 nuf by letter dated December 28, 1992 which consisted of 20,978 nuf on the 5th floor and 34,022 on the 6th floor.</p> <p>This supplemental lease agreement is issued to reflect the Governemnts acceptance of 34,022 nuf on the 6th floor (Phase II) effective February 26, 1994 increasing the total amount under lease to 213,782 nuf.</p> <p>A separate supplemental lease agreement will be issued to reflect the substantial completion of the balance of 20,978 nuf on the 5th floor by the Lessor and acceptance by the Government.</p> <p>Paragraph 3 of the SF-2 is ammended to read: The Government shall pay the Lessor annual rent of \$7,215,142.50 at the rate of \$601,261.88 per month in arrears. For Phase II initial 18 months of the Lease to be provided at no cost to the Government, therefore, the rent commencement date for Phase II is August 26, 1995. Rent for a lesser period shall be prorated. Rents checks shall be made payable to: 1330 L Street Associates, Limited Partnership, c/o Bellemead Development Corporation, 4 Becker Farm Road, Roseland, New Jersey, 07068.</p> <p>Paragraph 3.4 of SFO 91-067 is ammended to read: The percentage of Government's occupancy for tax purposes is 48.2%</p> <p>Paragraph 3.5 of SFO 91-067 is ammended to read: The base year operating cost for escalation purposes is \$1,028,291.42.</p> <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR: 1330 L Street Associates, Limited Partnership By: 1330 L. Corp., General Partner</p>		
<p>BY _____ (Signature)</p>	<p>_____ (Title)</p>	
<p>IN THE PRESENCE OF (witnessed by):</p> <p>_____ (Signature)</p> <p>_____ (Address)</p>		
<p>UNITED STATES OF AMERICA</p> <p>BY <i>[Signature]</i> (Signature)</p>		<p align="center"><u>Contracting Officer</u> <u>GSA, NCR, PBS, RED OPR</u> (Official Title)</p>