

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 40 TO LEASE NO. GS-11B-20715	DATE
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ADDRESS OF PREMISES Franklin Court
1099 14th Street
Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between Franklin Court, Inc.
c/o Lend Lease Re Inv., Inc. - Suite 725
whose address is: 600 14th Street, NW
Washington, DC 20005

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	FY 2004	\$2,654,158.00
BASE YEAR	FY 1995	\$1,455,253.00
DECREASE		\$1,198,895.00
PERCENTAGE OF GOVERNMENT OCCUPANCY		62.30%
AMOUNT DUE TO LESSOR		\$746,911.59

The Lessor is entitled to a one-time lump sum payment in the amount of \$746,911.59 payable in arrears. This amount shall be paid with your next rent check:

Franklin Court, Inc.
c/o Lend Lease Re Inv., Inc. - Suite 725
600 14th Street, NW
Washington, DC 20005

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: Franklin Court, Inc.

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF _____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY *Marilyn Stalkis* 4-19-05 (Signature) Contracting Officer, GSA, NCR, PBS, Potomac (Official Title)