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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT | DATE |
| | No. 27 Revised GS-11B-70315 | JAN 12 2010 |

ADDRESS OF PREMISES
 Judiciary Center
 555 4th Street, NW
 Washington, DC 20001-0000

THIS AGREEMENT, made and entered into this date by and between **555 FOURTH STREET ASSOCIATES**

whose address is: **WOODMARK REAL ESTATE SERVICES, INC.**
555 4TH STREET, NW
SUITE 1200
Washington, DC 20001-0000

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 effective **9/23/2009** as follows:

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

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|------------------------------------|------|----------------|
| COMPARISON YEAR | 2007 | \$2,163,149.04 |
| BASE YEAR | 1998 | \$1,364,986.00 |
| INCREASE | | \$808,263.04 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | | 100.00% |
| AMOUNT DUE TO LESSOR | | \$808,263.04 |

| | |
|--|-------------------|
| Proposed Assessment (Tax Year 2007) | \$ 127,850,000.00 |
| Assessment Results after Appeal | \$ 114,691,000.00 |
| Tax Savings | \$ 13,159,000.00 |
| Tax Savings times 1.85/100 | \$ 243,441.50 |
| Government Occupancy | 100% |
| Tax Savings | \$ 243,441.50 |
| Amount Due Lessor (25% of Amount Due for Current Year) | \$ 60,860.38 |

| | |
|-------------------------------------|-------------------|
| Proposed Assessment (Tax Year 2008) | \$ 130,142,000.00 |
| Assessment Results after Appeal | \$ 123,634,900.00 |
| Tax Savings | \$ 6,607,100.00 |
| Tax Savings times 1.85/100 | \$ 120,381.38 |
| Government Occupancy | 100% |
| Tax Savings | \$ 30,095.34 |

| | |
|--------------------------------|---------------|
| Total Tax Due | \$ 699,218.75 |
| Amount already paid per SLA 27 | \$ 808,263.04 |
| Total Due Lessor | \$ 90,955.71 |

The Lessor is entitled to a one-time lump sum payment in the amount of: **\$ 90,955.71** payable with the next rent payment.

Rent checks shall be made payable to :

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: **555 FOURTH STREET ASSOCIATES**

BY _____ (Signature) _____ (Title)

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

UNITED STATES OF AMERICA
 BY Joel T. Berilsoy (Signature) _____ (Official Title)
 Contracting Officer, GSA, NCR, PBS, DC Service Center