

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 15 TO LEASE NO. GS-11B-90306	DATE JUL 5 2005
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ADDRESS OF PREMISES 2 Massachusetts Avenue
Washington, DC 20001

THIS AGREEMENT, made and entered into this date by and between JPM Chase Bank
whose address is: 227 West Monroe Street
Chicago, IL 60606

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 June 1, 2005 as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	May	2002	175.80
Corresponding Index	May	2005	190.00
Base Operating Cost Per Lease			\$360,000.00
% Increase in CPI-W			0.080773606
Annual Increase In Operating Cost			\$29,078.50
Less Previous Escalation Paid			\$18,225.26
Annual Increase In Operating Cost Due Lessor			\$10,853.24

Effective June 1, 2005, the annual rent is increased by \$10,853.24
The new annual rent is \$26,195,431.82 payable at the rate of \$2,182,952.65 per month.
The rent check shall be made payable to:

JPM Chase Bank
227 West Monroe Street
Chicago, IL 60606

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: JPM Chase Bank

BY _____
(Signature)

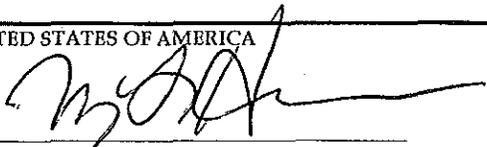
(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

Contracting Officer, GSA, NCR, PBS, Metropolitan SDT
(Official Title)