

ADDRESS OF PREMISES **2 Massachusetts Avenue, NE  
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 60606-5082**

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, 2006** as follows:

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

Base (CPI-W-U.S. City Avg)	May	2002	175.80
Corresponding Index	May	2006	198.20
Base Operating Cost Per Lease			\$360,000.00
% Increase in CPI-W			0.12741752
Annual Increase In Operating Cost			\$45,870.31
Less Previous Escalation Paid			\$29,078.50
Annual Increase In Operating Cost Due Lessor			\$16,791.81

Effective **June 1, 2006**, the annual rent is increased by **\$16,791.81**  
 The new annual rent is **\$26,212,223.63** payable at the rate of **\$2,184,351.97** per month.  
 The rent check shall be made payable to:

**JPM Chase Bank  
227 West Monroe Street  
Suite 2600  
Chicago, IL 60606-5082**

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 *Carroll Vance* (Signature) Contracting Officer, GSA, NCR, PBS, Metropolitan Service Center (Official Title)