

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE APR 19 2011
	TO LEASE NO. GS-11B-02176	

ADDRESS OF PREMISES:
 1310 North Courthouse Road
 Arlington, VA 22201-2508

THIS AGREEMENT made and entered into this date by and between RP MRP Courthouse, LLC, whose address is:

c/o MRP Realty
 1310 N. Courthouse Road, Suite 1100
 Arlington, VA 22201-2508

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 mentioned covenant and agree that the said Lease is amended upon execution by the Government as follows:

This Supplemental Lease Agreement (SLA) is issued to reflect the Government's acceptance of 71,027 Rentable Square Feet (RSF) / 59,772 ANSI BOMA Office Area Square Feet (BOASF) and 6 reserved parking spaces effective October 12, 2010. The space is located in the building known as 1310 North Courthouse, with the address being 1310 North Courthouse Road, Arlington, VA 22201-2508. The lease firm term of 5 years is hereby established to begin on October 12, 2010 and shall expire on October 11, 2015.

Effective October 12, 2010, the annual rent stated in Paragraph 3 of the SF2 shall be \$2,959,611.00, payable at a rate of \$246,634.25 per month in arrears. Rent for a lesser period shall be prorated. The annual rent includes the parking cost of \$15,840.00 (\$220.00 per month per space) for 6 reserved spaces, an operating cost base of \$669,446.40 [\$11.20 per BOASF (\$10.03 + \$1.17 daytime cleaning)], base real estate taxes, and \$239,008.00 to amortize a tenant improvement allowance of \$1,195,440.00 (\$20.00 per BOASF) at zero percent (0%) annual interest over the firm term of this lease. The operating cost base of \$11.20 per BOASF includes the daytime cleaning premium of \$1.17 per BOASF and such total amount shall be used for the purpose of implementing Paragraph 3.7 and 3.8 of the SFO of the Lease.

Per paragraph 6g of the SF2, the Government shall be entitled to rent abatement in the aggregate amount of \$1,962,514.00 to be applied against the first month's rent and continuing into subsequent months until exhausted.

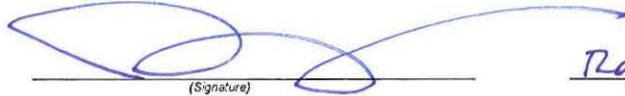
The percentage of occupancy for the purpose of calculating real estate tax adjustments in accordance with paragraph 3.6 of the SFO is 18.72% (71,027 RSF / 379,433 RSF).

This document will not constitute a payment until the date of execution by the Government. As a result, no payment whatsoever are due under this agreement until (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.

All other terms and conditions of this lease shall remain in full force and effect.

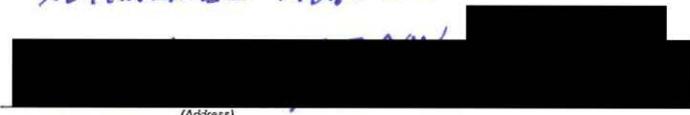
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: RP MRP Courthouse, LLC

BY  _____
(Signature)

ROBERT J. MURPHY
(Typed Name & Title)

IN THE PRESENCE OF (witnessed by):
 _____
(Signature)

AUTHORIZED MEMBER

(Address)

UNITED STATES OF AMERICA:

BY  _____
(Signature)

Contracting Officer, GSA, NCR, PBS
(Title)