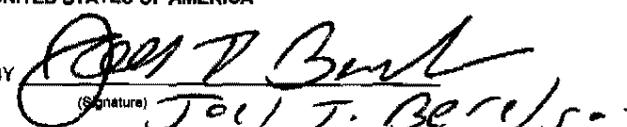


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 13 TO LEASE NO. LDC01815	DATE <b>AUG 14 2009</b>															
ADDRESS OF PREMISES <b>1425 New York Ave. NW Washington, DC 20005-2108</b>																	
THIS AGREEMENT, made and entered into this date by and between <b>RPT 1425 New York Ave. LLC</b>																	
whose address is: <b>Republic Properties Corporation 1280 Maryland Ave, SW, Suite 280 Washington, DC 20024-2150</b>																	
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.																	
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:35%;">Comparison Year/Period</td> <td style="width:35%;">12/21/07-12/20/08</td> <td style="width:30%; text-align: right;">\$2,514,658.94</td> </tr> <tr> <td>Base Year/Period</td> <td>12/21/04-12/20/05</td> <td style="text-align: right;">\$1,270,950.00</td> </tr> <tr> <td>Increase</td> <td></td> <td style="text-align: right;">\$1,243,708.94</td> </tr> <tr> <td>Percentage of Government Occupancy</td> <td></td> <td style="text-align: right;">90.38%</td> </tr> <tr> <td>Amount Due to the Lessor</td> <td></td> <td style="text-align: right;">\$1,124,064.14</td> </tr> </table>			Comparison Year/Period	12/21/07-12/20/08	\$2,514,658.94	Base Year/Period	12/21/04-12/20/05	\$1,270,950.00	Increase		\$1,243,708.94	Percentage of Government Occupancy		90.38%	Amount Due to the Lessor		\$1,124,064.14
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Increase		\$1,243,708.94															
Percentage of Government Occupancy		90.38%															
Amount Due to the Lessor		\$1,124,064.14															
The Lessor is entitled to a one-time lump sum payment in the amount of: <b>\$1,124,064.14</b> payable with the next rent check.																	
Rent checks shall be made payable to: <b>RPT 1425 New York Avenue LLC Republic Properties Corporation 1280 Maryland Ave, SW Suite 280 Suite 280 Washington, DC 20024-2150</b>																	
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: <b>RPT 1425 New York Ave. LLC</b>																	
BY _____ (Signature)		_____ (Title)															
IN THE PRESENCE OF																	
_____ (Signature)		_____ (Address)															
<b>UNITED STATES OF AMERICA</b>																	
BY  (Signature) <b>Joel T. Berenson</b>	_____ Contracting Officer, GSA, NCR, PBS, DC South SDT (Official Title)																