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FIRST AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS FOR CAPITAL
 COMMERCE CENTER, WASHINGTON, D. C.

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
 AND RESTRICTIONS FOR CAPITAL COMMERCE CENTER, WASHINGTON, D. C.
 ("First Amendment") made as of this 27th day of December, 1989,
 by CSX REALTY, INC., a Virginia corporation ("Declarant").

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WHEREAS, Declarant made and declared a Declaration of
 Covenants, Conditions and Restrictions for Capital Commerce
 Center, Washington, D.C. ("Declaration") on the 19th day of
 October, 1988 and caused the Declaration to be recorded on the
 21st day of October, 1988, as Instrument Number 58705 among the
 land records of the District of Columbia;

WHEREAS, Exhibit "A" to the Declaration incorrectly
 describes the real property which is subject to the terms of the
 Declaration as being 34.8301 acres of land;

WHEREAS, Declarant intended that the real property subject
 to the terms of the Declaration be 32.0531 acres of land; and

WHEREAS, Declarant desires by this First Amendment to
 correct the description of the real property which is defined as
 the "Property" in Article I, Section 1.1., "Definitions" of the
 Declaration and to which the covenants, conditions and
 restrictions contained in the Declaration appertain.

NOW, THEREFORE, pursuant to Article XIII, Section 10.,
"Interim Control," Declarant makes and declares the following:

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1. Exhibit "A" to the Declaration is hereby deleted and,
 in lieu thereof, Amended Exhibit "A", which is attached hereto
 and incorporated herein, is substituted therefor. All references
 in the Declaration to Exhibit "A" shall henceforth pertain to
Amended Exhibit "A".

2. All other terms and conditions of the Declaration shall
 continue in force and effect without modification.

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IN WITNESS WHEREOF, CSX Realty, Inc., a Virginia
 corporation, as Declarant, has had its corporate seal hereto
 attached, and has caused this First Amendment to Declaration of
 Covenants, Conditions and Restrictions for Capital Commerce
 Center, Washington, D.C. to be signed with its corporate name by
 Richard L. Beadles, its President, attested by Mark S. Hoffmann,
 its Secretary, and has appointed Richard L. Beadles to be its
 attorney-in-fact, the same to acknowledge and deliver this

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instrument according to law, all as of the day and year first hereinabove written.

ATTEST:

CSX REALTY, INC.,
Declarant

Mark S. Hoffmann
Mark S. Hoffmann,
Secretary

By: Richard L. Beadles 12/27/89
Richard L. Beadles,
President

(Corporate Seal)

STATE OF VIRGINIA)
) ss:
CITY OF RICHMOND)

I, James O. McIntosh, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Richard L. Beadles, who is personally well known (or satisfactorily proven) to me as the person named as attorney-in-fact in the foregoing and annexed First Amendment to Declaration of Covenants, Conditions and Restrictions for Capital Commerce Center, Washington, D.C., bearing the date of December 27, attorney-in-fact, as aforesaid, and by virtue of the authority vested in him by said First Amendment to Declaration of Covenants, Conditions and Restrictions for Capital Commerce Center, Washington, D.C., acknowledged the same to be the act and deed of CSX Realty, Inc., a Virginia corporation, the Declarant therein.

GIVEN under my hand and seal this 27th day of December, 1989.

James O. McIntosh
Notary Public

My commission expires: _____.

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AMENDED EXHIBIT "A"

Being all of Lot 911, Square 3571, all of Lot 800, Square 3575, all of Lots 28, 29, 49, 50, 803, 806 and 807, Square 3576, all of Lot 800, Square 3579, all of Lot 1, Square 3582, and all of Parcels 131/224, 130/8, 118/3, 117/22 and 117/23, and part of Lot 2, Square 3579, and part of Lot 808, Square 3605, and also part of Closed 3rd Street, N.E., part of Closed Quincy Place, N.E., and part of the Closed Alley in Square 3576, according to the records on file in Office of the Surveyor of the District of Columbia, being more particularly described as follows:

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811 BEGINNING for the same at the Northwest corner of Lot 61 in Square 3576, as per plat recorded in Liber 66 at folio 75 among the Records of the Office of the Surveyor for the District of Columbia; thence running with the common property line of Lots 50 and 51 and to Southerly extension and crossing a 20 foot alley

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1. South 00 degrees 00 minutes 30 seconds West, 110.00 feet (measured) to a point; thence with the Southerly line of said alley

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2. South 89 degrees 59 minutes 30 seconds East, 40.00 feet (measured) to a point; thence leaving the Southerly line of said alley and running across aforesaid alley

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3. North 00 degrees 00 minutes 30 seconds East, 10.00 feet (measured) to a point on the centerline of said alley; thence with said centerline

803, 806

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4. South 89 degrees 59 minutes 30 seconds East, 244.00 feet (measured) to a point; thence leaving said centerline and running across said alley

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5. North 00 degrees 00 minutes 30 seconds East, 10.00 feet (measured) to a point on the Northerly line of said alley; thence running with the Northerly line of said alley and the South line of Lot 28, Square 3576

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7. North 00 degrees 00 minutes 30 seconds East, 90.00 feet (measured) to the Southerly right of way line of "R" Street, N.E.; thence with said Southerly right of way line

8. South 89 degrees 59 minutes 30 seconds East, 310.74 feet (measured) to the intersection of the Southerly right of way line of "R" Street, N.E., and the Westerly right of way line of the Metropolitan Branch of the Baltimore and Ohio Railroad (Parcel 117/22), said point being 181.70 feet East of the Easterly right of way line of 3rd Street, N.E., now closed and abandoned; thence leaving said Southerly right of way line and running with aforesaid Westerly railroad right of way line

9. North 22 degrees 43 minutes 01 seconds East, 97.36 feet (measured) to a point at the intersection of the Northerly right of way line of said "R" Street, N.E., and aforesaid Westerly railroad right of way line; thence continuing with aforesaid Westerly railroad right of way line (Parcel 118/3)

10. North 22 degrees 33 minutes 51 seconds East, 388.32 feet (measured) to a point on the centerline of abandoned 4th Street, N.E.; thence running with part of the centerline of said 4th Street, N.E., as now closed and abandoned and with the West line of said Lot 811, Square 3571

11. North 00 degrees 01 minutes 07 seconds West, 92.13 feet (measured) to a point on the Southerly right of way line of "S" Street, N.E.; thence running with part of said Southerly right of way line and with the North line of said Lot 811, Square 3571

12. South 89 degrees 37 minutes 00 seconds East, 38.41 feet (measured) to a point on aforesaid Westerly railroad right of way line; thence running with part of said Westerly railroad right of way line (Parcel 130/8)

13. North 22 degrees 38 minutes 49 seconds East, 19.19 feet (measured) to a point on the Easterly right of way line of 4th Street, N.E.; thence leaving said railroad right of way line and running with part of said Easterly right of way line and with the Westerly line of aforesaid Lot 800, Square 3606

14. North 00 degrees 01 minutes 09 seconds East, 72.29 feet (measured) to a point; thence leaving said Easterly right of way line and running with the North line of Lot 800, Square 3606

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15. South 89 degrees 58 minutes 51 seconds East, 30.13 feet (measured) to a point on the aforesaid Westerly railroad right of way line; thence running with said railroad right of way line (Parcels 130/0 and 131/224)

16. North 22 degrees 38 minutes 49 seconds East, 2,839.49 feet (measured) to a point on the Southerly right of way line of Rhode Island Avenue, N.E.; thence running with part of said Southerly right of way line

17. North 66 degrees 06 minutes 37 seconds East, 149.60 feet (measured) to a point; thence leaving said Southerly right of way line and running across aforesaid Lot 808, Square 3608

18. South 20 degrees 36 minutes 03 seconds West, 1,075.33 feet to a point on the South 68 degrees 34 minutes 23 seconds East, 19.83 foot line of a right of way for the Washington Metropolitan Area Transit Authority as per plat of computation on file in the Office of the Surveyor of the District of Columbia in Survey Book 191 at page 58; thence running reversely with the outline of aforesaid WMATA right of way and the outline of aforesaid Lot 808, Square 3608 the following twelve (12) courses and distances

19. North 68 degrees 34 minutes 05 seconds West, 3.71 feet (measured) to a point; thence

20. South 21 degrees 29 minutes 55 seconds West, 271.00 feet (measured) to a point; thence

21. North 68 degrees 11 minutes 06 seconds West, 2.17 feet (measured) to a point; thence

22. North 21 degrees 50 minutes 59 seconds East, 1.00 foot (measured) to a point; thence

23. North 68 degrees 11 minutes 52 seconds West, 6.50 feet (measured) to a point; thence

24. South 21 degrees 48 minutes 08 seconds West, 272.00 feet (measured) to a point; thence

25. South 68 degrees 11 minutes 52 seconds East, 5.92 feet (measured) to a point; thence

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26. South 21 degrees 30 minutes 57 seconds West, 510.19 feet (measured) to a point; thence
27. South 68 degrees 29 minutes 03 seconds East, 4.80 feet (measured) to a point; thence
28. South 21 degrees 30 minutes 57 seconds West, 759.21 feet (measured) to a point; thence
29. North 68 degrees 29 minutes 03 seconds West, 10.00 feet (measured) to a point; thence
30. South 21 degrees 30 minutes 57 seconds West, 472.83 feet (measured) to a point on the Southerly right of way line of "R" Street, N.E., as now closed and abandoned; thence continuing with said WMATA right of way and with the outline of aforesaid Lot 808, Square 3808 the following three courses and distances
31. South 21 degrees 30 minutes 57 seconds West, 919.17 feet (measured) to a point; thence
32. South 68 degrees 29 minutes 03 seconds East, 12.50 feet (measured) to a point; thence
33. South 21 degrees 30 minutes 57 seconds West, 24.64 feet (measured) to a point on the Northerly right of way line of New York Avenue, N.E.; thence leaving said WMATA right of way line and running with said Northerly right of way line
34. South 66 degrees 00 minutes 44 seconds West, 904.48 feet (measured) to a point on the Northerly right of way line of Florida Avenue, N.E.; thence leaving said New York Avenue and running with the Northerly right of way line of Florida Avenue, N.E.
35. North 61 degrees 21 minutes 46 seconds West, 159.26 feet (measured) to the Easterly right of way line of Eckington Place, N.E.; thence leaving said Florida Avenue and running with the Easterly right of way line of said Eckington Place, N.E.
36. North 12 degrees 19 minutes 30 seconds East, 818.02 feet (measured) to the Southwest corner of the tract of land conveyed to Eckington Place Limited Partnership (Lot 808, Square 3878); thence leaving aforesaid Eckington Place, N.E. and running with

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the outline of aforesaid Eckington Place Limited Partnership Property (Lot 808, Square 3576) the following three courses and distances

37. South 89 degrees 59 minutes 30 seconds East, 363.71 feet (measured) to a point; thence

38. North 00 degrees 00 minutes 30 seconds East, 240.00 feet (measured) to a point; thence

39. North 89 degrees 59 minutes 30 seconds West, 76.84 feet to a point at the Southeast corner of Parcel 117/21, said point also being the Southwest corner of aforesaid Lot 807, Square 3576; thence leaving said Eckington Place Limited Partnership Property and running with the East line of said Parcel 117/21 and the West line of said Lot 807, Square 3576

40. North 00 degrees 00 minutes 30 seconds East, 129.00 feet (measured) to a point on the Southerly right of way of said "R" Street, N.E.; thence leaving the outline of said Parcel 117/21 and running with the Southerly right of way line of said "R" Street, N.E. and the North line of Lots 807, 49 and 50, Square 3576

41. South 89 degrees 59 minutes 30 seconds East, 74.88 feet (measured) to the Northwest corner of said Lot 51, Square 3576, and the point of beginning, containing 1396234 square feet or 32.0831 acres of land, more or less.

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MAIL TO :

JAMES D. MCINTOSH
CSX REALTY, INC
ONE JAMES CENTER
RICHMOND VA 23219

Handwritten signature

TO: JAMES D. MCINTOSH
CSX REALTY, INC
ONE JAMES CENTER
RICHMOND VA 23219

FROM: [Illegible]

DATE: [Illegible]

RE: [Illegible]

