THIS AGREEMENT, made and entered into this date by and between whose address is:

Washington Office Center L.L.C
300 D Street, SW
Washington, DC 20024

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>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPARISON YEAR 2005</td>
<td>$1,992,292.75</td>
</tr>
<tr>
<td>BASE YEAR 2003</td>
<td>$1,926,158.86</td>
</tr>
<tr>
<td>INCREASE</td>
<td>$66,133.89</td>
</tr>
<tr>
<td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td>
<td>9.04%</td>
</tr>
<tr>
<td>AMOUNT DUE TO LESSOR</td>
<td>$5,978.50</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of: $5,978.50 payable with the next rent check.

Rent checks shall be made payable to:

Washington Office Center L.L.C
300 D St. SW
Washington, DC 20024

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:

BY ____________________________
(Signature) (Title)

IN THE PRESENCE OF

______________________________
(Signature) (Address)

UNIDENTIFIED

BY ____________________________
Contracting Officer, GSA, NCR, PBS, DC Service Division (Official Title)

GSA FORM 276