GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
Rockledge Center 2
6701 Rockledge Drive
Rockville, MD 20817

THIS AGREEMENT, made and entered into this date by and between

TIAA Realty, Inc.,
whose address is:
6705 Rockledge Drive; Suite 500
Bethesda, MD 20817

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 annual real estate tax escalation provided for in the basic lease agreement.

| COMPARISON YEAR | 2005 | $435,260.67 |
| BASE YEAR       | 1995 | $393,515.76 |
| INCREASE/DECREASE |     | $41,744.92 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY |     | 100.00% |
| AMOUNT DUE TO LESSOR |     | $41,744.92 |
| AMOUNT PRO-RATED FROM 1/01/05 - 6/30/05 @ 181 DAYS |     | $20,700.90 |
| AMOUNT PAID TO THE LESSOR PER SLA # 1 DATED 12/15/05 |     | $11,112.31 |
| AMOUNT DUE TO THE LESSOR |     | $9,588.59 |

The Government is entitled to a one-time lump sum payment in the amount of $9,588.59 payable in arrears. This amount shall be paid with your next rent check:

TIAA Realty, Inc.
C/O Spaulding & Slye
55 Hayden Avenue
Lexington, MA 02421

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: TIAA Realty, Inc.

BY
(Signature) (Title)

IN THE PRESENCE OF

(Signature) (Address)

UNITED STATES OF AMERICA

BY

Contracting Officer: GSA NCR PBS
(Official Title)