THIS AGREEMENT, made and entered into this date by and between Rockledge CF, LLC

whose address is: 3003 Summer Street, P.O. Box 7900
Stamford, CT 06904-7900

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.

<table>
<thead>
<tr>
<th>COMPARISON YEAR</th>
<th>2006</th>
<th>$464,671.48</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE YEAR</td>
<td>2005</td>
<td>$416,583.37</td>
</tr>
</tbody>
</table>

INCREASE/DECREASE  $48,088.11
PERCENTAGE OF GOVERNMENT OCCUPANCY  100.00%
AMOUNT DUE TO LESSOR  $48,088.11

The LESSOR is entitled to a one-time lump sum payment in the amount of $48,088.11 payable in arrears. This amount shall be paid with your next rent check:

Rockledge CF, LLC
C/O Polyer Shannon & Luchs, Agnet
5530 Wisconsin Avenue, Suite 1000
Chevy Chase, MD 20815-4404

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: Rockledge CF, LLC

By: ____________________________ (Signature) ____________________________ (Title)

IN THE PRESENCE OF: ____________________________ (Signature) ____________________________ (Address)

By: ____________________________ (Signature) Contracting Officer, GSA, NOB, PBS (Official Title)

GSA FORM 278