GENERAL SERVICES ADMINISTRATION
SUPPLEMENTAL AGREEMENT
No. 8
TO LEASE NO. GS-11B-01787

ADDRESS OF PREMISES
6701 Rockledge Drive
Bethesda, MD 20817-1814

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

Rockledge CF, LLC

whose address is:

3003 Summer St, Stanford Square
Stanford, 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 effective July 1, 2008 as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>June 2005</th>
<th>190.10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>June 2008</td>
<td>215.22</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td>$1,645,116.24</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td></td>
<td>0.13215676</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td></td>
<td>$217,413.23</td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td></td>
<td>$119,476.46</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td></td>
<td>$97,936.77</td>
</tr>
</tbody>
</table>

Effective July 1, 2008, the annual rent is increased by $97,936.77.

The new annual rent is $7,322,770.25 payable at the rate of $610,230.85 per month.

The rent check shall be made payable to:

Rockledge CF, LLC
5530 Wisconsin Ave. 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)

UNITED STATES OF AMERICA

BY: ____________________________
Contracting Officer, GSA.NCR.PBS.Metropolitan SDD
(Official Title)