GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
Two Rockledge Centre
6701 Rockledge Drive
Rockville, MD 20817-1624

THIS AGREEMENT, made and entered into this date by and between Rockledge CF, LLC
whose address is: 3003 Summer St, Stamford Square PO 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.

| COMPARISON YEAR | 2008 | $588,822.20 |
| BASE YEAR       | 2005 | $416,583.37 |
| INCREASE/DECREASE | $272,238.83 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 100.00% |
| AMOUNT DUE TO LESSOR | $272,238.83 |

The Government is entitled to a one-time lump sum payment in the amount of $272,238.83 payable in arrears. This amount shall be paid with your next rent check:

Rockledge CF, LLC
C/O Polyster Shannon & Luchs, Agent
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: ____________________________  (Title)

IN THE PRESENCE OF

By: ____________________________  (Address)

Contracting Officer: GSA NCR PBS Metropolitan SC
(Official Title)