ADDRESS OF PREMISES
Stafford Place
4201 Wilson Boulevard
Arlington, VA 22203

THIS AGREEMENT, made and entered into this date by and between Stafford Place Associates L.P.

whose address is:

Stafford Place Associates L.P.
c/o The Evans Company
Suite 200
8251 Greensboro Drive
McLean, VA 22102

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 1/1/1997 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>December 1993</th>
<th>143.30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>December 1996</td>
<td>155.90</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,905,930.35</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.087927425</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$167,583.55</td>
<td></td>
</tr>
<tr>
<td>Less: Previous Escalations Paid</td>
<td>$101,082.14</td>
<td></td>
</tr>
<tr>
<td>Total Escalation Due</td>
<td>66,501.41</td>
<td></td>
</tr>
</tbody>
</table>

Effective 1/1/1997, the annual rent is increased by $66,501.41 payable at the rate of $1,099,247.39 per month.

The rent check shall be made payable to:

Stafford Place Associates L.P.
c/o The Evans Company
Suite 200
8251 Greensboro Drive
McLean, VA 22102

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.

LENSOR: Stafford Place Associates L.P.

BY ____________________________ (Signature)

IN THE PRESENCE OF ____________________________ (Signature)

UNITED STATES OF AMERICA:

BY ____________________________ (Official Title)

GSA FORM 276