

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 10	DATE JUN 23 1997
	TO LEASE NO. GS-11B-00143	

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

THIS AGREEMENT, made and entered into this date by and between: Stafford Place Associates Limited Partnership
 whose address is c/o The Evans Co.
 Suite 850
 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 mentioned covenant and agree that the said Lease is amended, effective , as follows:

This Supplemental Lease Agreement (SLA) #10 is hereby issued for expansion space under Lease GS-11B-00143 for 10,086 net usable square feet of special space (Child Care Facility) and adjacent outside playground area (3,544 square feet as identified on the floor plan identified as Attachment A) on the 1st floor at 4201 Wilson Boulevard, Arlington, Virginia. The term of the expansion space shall be coterminous with the base lease beginning on the tenant move in date through the remaining term of the lease. The total square footage under this lease will increase from 456,661 NUSF to 466,747 NUSF. The Lessor shall provide two (2) dedicated parking spaces for use by the Child Care Facility.

The Lessor also agrees to provide up to \$2,000,000.00 for standard and above standard construction costs related to completing the Child Care Facility. The actual tenant improvement amount used, up to \$2 million, will be added to the base rate at a 10% amortization rate over a ten year term. Rent commencement for the Child Care Facility will begin with the acceptance of space and the issuance of the Certificate of Occupancy by the local authority. The design and construction of standard space shall be turnkey, to include programming, design, engineering, construction, and security requirements.

Except as otherwise stated in this SLA, the Government will accept the space under the identical terms and conditions of the base lease. The base rental rate for the expansion space is \$28.44 per NUSF. The new adjusted annual base rent (over the remaining base lease term) shall be reflected under a separate Supplemental Lease Agreement. Upon determination of the actual cost of space buildout, an adjustment to the rental calculation shall be completed.

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: Stafford Place Associates Limited Partnership
 By: [Redacted], General Partner
 BY: [Redacted] Vice President
 (Title)

IN THE PRESENCE OF [Redacted]
 [Redacted] 8251 Greensboro Dr., # 850
McLean, VA 22102
 (Address)

UNITED STATES OF AMERICA
 BY [Redacted] Contracting Officer, GSA
 (Official Title)