THIS AGREEMENT, made and entered into this date by and between STAFFORD PLACE ASSOCIATES LTD. PTRN., whose address is:

C/O CARR REAL ESTATE SERVICES
SUITE 160
2070 CHAIN BRIDGE ROAD
VIENNA, VA 22182

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 the annual real estate tax escalation provided for in the basic lease agreement.

<table>
<thead>
<tr>
<th>Year</th>
<th>Base Year</th>
<th>Tax Difference</th>
<th>Government Occupied Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLA 13 1995</td>
<td>$874,394.58</td>
<td>$(17,309.46)</td>
<td>$891,704.04</td>
</tr>
<tr>
<td>SLA 13 1996</td>
<td>$1,015,728.00</td>
<td>$124,023.96</td>
<td>$1,139,751.96</td>
</tr>
<tr>
<td>SLA 13 1997</td>
<td>$1,092,768.00</td>
<td>$201,063.96</td>
<td>$1,316,454.25</td>
</tr>
</tbody>
</table>

TAX INCREASE DUE LESSOR: $289,311.75

The Lessor is entitled to a one-time payment in the amount of $289,311.75 payable in arrears. Check shall be payable to:

STAFFORD PLACE ASSOCIATES LTD. PTRN.
C/O CARR REAL ESTATE SERVICES
SUITE 160
2070 CHAIN BRIDGE ROAD
VIENNA, VA 22182

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: STAFFORD PLACE ASSOCIATES LTD. PTRN.

Signature _______________________________ (Title) _______________________________

IN THE PRESENCE OF _______________________________ (Address) _______________________________

Contracting Officer, GSA, NCR, PBS, PARS

Official Title _______________________________

2/9/99

GSA FORM 276