GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-00143

ADDRESS OF PREMISES 4201 Wilson Blvd.
Arlington, VA 22203

THIS AGREEMENT, made and entered into this date by and between Stafford Place Associates Ltd., Partnership
whose address is:
c/o Carr Real Estate Services
200 N. Glebe Road, Suite 100
Arlington, VA 22203
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 January 1, 2002 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</th>
<th>1993</th>
<th>143.30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>December</td>
<td>2001</td>
<td>172.90</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td></td>
<td>$1,061,014.77</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td></td>
<td></td>
<td>0.206556665</td>
</tr>
<tr>
<td>Annual Increase in Operating Cost</td>
<td></td>
<td></td>
<td>$403,000.96</td>
</tr>
<tr>
<td>Lease Previous Escalation Paid</td>
<td></td>
<td></td>
<td>$373,047.18</td>
</tr>
<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td></td>
<td></td>
<td>$29,953.78</td>
</tr>
</tbody>
</table>

Effective January 1, 2002, the annual rent is increased by $29,953.78
The new annual rent is $14,002,600.26 payable at the rate of $1,166,883.35 per month, in arrears.

The rent check shall be made payable to:
Stafford Place Associates Ltd., Partnership
c/o Carr Real Estate Services
200 N. Glebe Road, Suite 100
Arlington, VA 22203

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.

LESSEE: Stafford Place Associates Ltd., Partnership

BY: ____________________________ (Signature)
   ____________________________ (Title)

IN THE PRESENCE OF: ____________________________
   ____________________________ (Address)

UNITED STATES OF AMERICA

BY: ____________________________ (Signature)
   Contracting Officer, GSA, NCR, PBS, NOVA, Space Delivery Team
   ____________________________ (Official Title)

GSA FORM 276
Today's Date: April 19, 2002

ANALYST: Vicky Taylor
SPECIALIST: Lytle
Lease No.: GS-11B-00143
Location Code: VA0349
SLA NO.: 27
Square Footage: 536,759
Effective date of esc: January 1, 2002

Building Information

Building Name: Stafford Place
Building Address: 4201 Wilson Blvd.
City/State/Zip: Arlington, VA 22203

Lessor Information

Name: Stafford Place Associates Ltd. Partnership
Address (C/O): c/o Carr Real Estate Services
Street Address: 200 N. Glebe Road, Suite 100
City/State/Zip: Arlington, VA 22203

Payee Information

Name: Stafford Place Associates Ltd. Partnership
Address (C/O): c/o Carr Real Estate Services
Street Address: 200 N. Glebe Road, Suite 100
City/State/Zip: Arlington, VA 22203

CURRENT INFORMATION

ANNUAL RENT $13,972,646.48
OPERATING RENT $2,324,061.95
BASE RENT $11,648,584.53

Base (CPI-W-U.S. City Avg) December 1993 143.30
Corresponding Index December 2001 172.90
Base Operating Cost Per Lease $1,851,014.77
% Increase in CPI-W 0.206559665
Annual Increase in Operating Cost $403,000.96
Less Previous Escalation Paid $373,047.18
Annual Increase in Operating Cost Due Lessor $29,953.78

NEW INFORMATION

ANNUAL RENT $14,002,600.26
MONTHLY RENT $1,166,883.35
LESSOR'S SERVICES $2,354,015.73

STAR/R620 information
Enter these figures in the STAR Payment Schedule screen

Base Rent $11,648,584.53
Operating Rent $2,354,015.73