

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 28 TO LEASE NO. GS-11B-00143	DATE 10/22/82
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ADDRESS OF PREMISES: **Stafford Place II**
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 North Glebe Road, Ste. 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 as follows:

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

Account Number 14-048-012

COMPARISON YEAR	2002	\$1,349,404.58
BASE YEAR	1993	\$691,704.04
INCREASE		\$457,700.54
PERCENTAGE OF GOVERNMENT OCCUPANCY		96.00%
AMOUNT DUE TO LESSOR		\$439,392.52

The Lessor is entitled to a one-time lump sum payment in the amount of **\$439,392.52** payable in arrears. This amount shall be paid with your next rent check:

Stafford Place Associates Ltd. Partnership
 c/o Carr Real Estate Services
 200 North Glebe Road, Ste. 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.

LESSOR: **Stafford Place Associates Ltd. Partnership**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF
 _____ (Signature) _____ (Address)

UN
 BY  (signature) _____ Contracting Officer, GSA, NCR, PBS, Metropolitan (Official Title)

Today's Date:

October 2, 2002

ANALYST:	Vicky Taylor
SPECIALIST:	Braeswell
Lease No.:	GS-11B-00143
Location Code:	VA0349
S.I.A. NO.:	28
Square Footage:	536,759
Effective date:	October 1, 2002

Building Information	
Building Name:	Stafford Place II
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 North Glebe Road, Ste. 100
City/State/Zip:	Arlington, VA 22203

Payee Information (note: make sure this information = 7020)	
Name:	Stafford Place Associates Ltd. Partnership
Address (C/O):	c/o Carr Real Estate Services
Street Address:	200 North Glebe Road, Ste. 100
City/State/Zip:	Arlington, VA 22203

CURRENT INFORMATION			
ANNUAL RENT			\$14,002,600.26
OPERATING RENT			\$2,364,015.73
BASE RENT			\$11,648,584.53
COMPUTATION			
		Comparison Year	2002
		Base Year	1993
Comparison Year	January 1 - June 30	2002	\$674,702.29
Comparison Year	July 1 - December 31	2002	\$674,702.29
TOTAL COMPARISON YEAR			\$1,349,404.58
Base Year	January 1 - June 30	1993	\$445,852.02
Base year	July 1 - December 31	1993	\$445,852.02
TOTAL BASE YEAR			\$891,704.04
(Increase) or Decrease			\$457,700.54
Government Share			96.00%
Amount Due for Current Year			\$439,392.52

STAR/R620 information

Enter these figures in the STAR Payment Schedule screen

Base Rent The same as what's already in the system
Operating Rent The same as what's already in the system