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

<table>
<thead>
<tr>
<th>COMPARISON YEAR</th>
<th>2002</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE YEAR</td>
<td>1993</td>
</tr>
<tr>
<td>INCREASE</td>
<td>$457,700.54</td>
</tr>
<tr>
<td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td>
<td>96.00%</td>
</tr>
<tr>
<td>AMOUNT DUE TO LESSOR</td>
<td>$439,392.52</td>
</tr>
</tbody>
</table>

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) ____________________

(Official Title)

CONTRACTING OFFICER, GSA, NCR, PBS, Metropolitan
**Building Information:**
- **Building Name:** Stafford Place II
- **Building Address:** 4201 Wilson Blvd.
- **City/State/Zip:** Arlington, VA 22203

**Lease 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

**CURRENT INFORMATION:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ANNUAL RENT</strong></td>
<td>$14,002,000.20</td>
</tr>
<tr>
<td><strong>OPERATING RENT</strong></td>
<td>$2,364,016.73</td>
</tr>
<tr>
<td><strong>BASE RENT</strong></td>
<td>$11,638,983.47</td>
</tr>
</tbody>
</table>

**Comparison Computation:**

<table>
<thead>
<tr>
<th>Comparison Year</th>
<th>January 1 - June 30</th>
<th>2002</th>
<th>$674,702.29</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>July 1 - December 31</td>
<td>2002</td>
<td>$674,702.29</td>
</tr>
</tbody>
</table>

**TOTAL COMPARISON YEAR:**
- **$1,349,404.58**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Base Year</strong></td>
<td>$445,852.02</td>
</tr>
<tr>
<td>January 1 - June 30</td>
<td>1993</td>
</tr>
<tr>
<td>January 1 - December 31</td>
<td>1993</td>
</tr>
</tbody>
</table>

**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