GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

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, L.P.

whose address is:
oc/o Carr Real Estate Services
200 North Glebe Road, Ste. 100
Arlington, VA 22203-0000

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.

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<th>Account Number</th>
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<tr>
<th>COMPARISON YEAR</th>
<th>BASE YEAR</th>
<th>INCREASE</th>
<th>PERCENTAGE OF GOVERNMENT OCCUPANCY</th>
<th>AMOUNT DUE TO LESSOR</th>
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<tbody>
<tr>
<td>2003</td>
<td>1993</td>
<td>$473,182.00</td>
<td>96.00%</td>
<td>$454,254.72</td>
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The Lessor is entitled to a one-time lump sum payment in the amount of $454,254.72 payable in arrears. This amount shall be paid with your next rent check:

Stafford Place Associates
P.O. Box 643473
Pittsburgh, PA 15264-3473

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, L.P.

BY: ____________________________
(Signature)

IN THE PRESENCE OF: ____________________________
(Signature)

UNITED STATES OF AMERICA

Contracting Officer, GSA, NCR, PBS, Metropolitan
(Official Title)