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, 2005 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>Corresponding Index Base Operating Cost Per Lease</th>
<th>% Increase in CPI-W</th>
<th>Annual Increase in Operating Cost</th>
<th>Less Previous Escalation Paid</th>
<th>Annual Increase in Operating Cost Due Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Operating Cost Per Lease</td>
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<td>Less Previous Escalation Paid</td>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td></td>
</tr>
<tr>
<td>December 1993 143.30</td>
<td>December 2004 196.00</td>
<td>$1,951,014.77</td>
<td>0.297976274</td>
<td>$581,356.11</td>
<td>$498,305.24</td>
</tr>
</tbody>
</table>

Effective January 1, 2005, the annual rent is increased by $83,050.87.

The new annual rent is $15,099,383.41 payable at the rate of $1,258,281.95 per month, in arrears.

The rent check shall be made payable to:
Stafford Place Associates Ltd. Partnership
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.

LESSOR: Stafford Place Associates Ltd. Partnership

BY: (Signature) (Title)

IN THE PRESENCE OF: (Signature) (Address)

UNITED STATES OF AMERICA

BY: (Signature) Contracting Officer, GSA NCR PBS Metropolitan Services Division (Official Title)