SUPPLEMENTAL AGREEMENT
No. 40
TO LEASE NO. GS-11B-00143

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:

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

<table>
<thead>
<tr>
<th>COMPARISON YEAR</th>
<th>2005</th>
</tr>
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<tbody>
<tr>
<td>BASE YEAR</td>
<td>1993</td>
</tr>
<tr>
<td>INCREASE</td>
<td>$393,930.28</td>
</tr>
<tr>
<td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td>
<td>96.00%</td>
</tr>
<tr>
<td>AMOUNT DUE TO LESSOR</td>
<td>$378,173.07</td>
</tr>
</tbody>
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The Lessor is entitled to a one-time lump sum payment in the amount of $378,173.07 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.

LESSOR: Stafford Place Associates, L.P.

[Signature] Stephen J. Gadow, Vice President

[Title] Vice President

UNLESS OTHERWISE INDICATED, MARY L. HEWSON

[Official Title] Contracting Officer, GSA, NCR, PBS Metropolitan Service Center

[Signature]

[Title] Contracting Officer, GSA, NCR, PBS Metropolitan Service Center

GSA FORM 276