GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL AGREEMENT
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
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 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, 2007 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) December 1993</th>
<th>Base Operating Cost Per Lease</th>
<th>% Increase in CPI-W</th>
<th>Corresponding Index December 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>143.30</td>
<td>$1,957,261.39</td>
<td>0.376133985</td>
<td>197.20</td>
</tr>
</tbody>
</table>

Annual Increase in Operating Cost

$736,192.53

Less Previous Escalation Paid

$669,852.94

Annual Increase in Operating Cost Due Lessor

$66,339.59

Effective January 1, 2007, the annual rent is increased by $66,339.59

The new annual rent is $15,362,234.78 payable at the rate of $1,280,186.23 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.

LENSOR: Stafford Place Associates Ltd. Partnership

BY __________________________
(Signature)

(Title)

IN THE PRESENCE OF

____________________________
(Signature)

(Official Title)

UNITED STATES OF AMERICA

BY __________________________
(Signature)

Contracting Officer, GSA NCR PBS Metropolitan Services Division

GSA FORM 276