GENERAL SERVICES ADMINISTRATION
PUBLISHERS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
No. 3
To Lease No. LVA01433

ADDRESS OF PREMISES
1801 North Lynn Street
Rosslyn, VA 22209-2000

THIS AGREEMENT, made and entered into this date by and between Smart Building Investors, L.L.C.

whose address is:
5301 Wisconsin Avenue, NW
Washington, DC 20015-2015

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 July 1, 2003 as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

<table>
<thead>
<tr>
<th>Description</th>
<th>June 2002</th>
<th>June 2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base (CPI-W-U.S. City Avg)</td>
<td>175.90</td>
<td>179.60</td>
</tr>
<tr>
<td>Corresponding Index</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td>$1,314,785.38</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td></td>
<td>0.021034679</td>
</tr>
<tr>
<td>Annual Increase in Operating Cost</td>
<td></td>
<td>$27,656.09</td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td></td>
<td>$27,656.09</td>
</tr>
</tbody>
</table>

Effective July 1, 2003, the annual rent is increased by $27,656.09.

The new annual rent is $12,324,052.64 payable at the rate of $1,027,054.39 per month.

The rent check shall be made payable to:

Smart Building Investors, L.L.C.
5301 Wisconsin Ave., NW Suite 300
Washington, DC 20015-2015

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: Smart Building Investors, L.L.C.

BY (Signature) (Title)

IN THE PRESENCE OF (Signature) (Address)

UNITED STATES OF AMERICA

BY (Signature) 7-24-03 Contracting Officer, GSA, NCR, PBS Ready Services Division (Official Title)