**GENERAL SERVICES ADMINISTRATION**

**PUBLIC BUILDINGS SERVICE**

**SUPPLEMENTAL LEASE AGREEMENT**

**SUPPLEMENTAL AGREEMENT**

**No. 12**

**DATE**

**AUG 15 2003**

**TO LEASE NO.**

**GS-11B-01478**

**ADDRESS OF PREMISES**

New Dominion Technology Park
499 Grove Street
Herndon, VA 20170-4732

**THIS AGREEMENT, made and entered into this date by and between**

BP New Dominion Tech Park II, LLC

whose address is:

901 New York Avenue, NW
Suite 400
Washington, DC 20001-4432

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.

| COMPARISON YEAR | 2005 | $575,841.88 |
| BASE YEAR       | 2004 | $282,476.80 |
| INCREASE        |      | $293,365.08 |
| Government Share|      | 100%       |
| Amount Due for Current Year| | $293,365.08 |

The Lessor is entitled to a one-time lump sum payment in the amount of $293,365.08 payable in arrears. This amount shall be credited in your next rent check to:

BP New Dominion Tech Park II, LLC
901 New York Avenue, NW
Washington, DC 20001-4432

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:** BP New Dominion Tech Park II, LLC

**CONTRACTING OFFICER, GSA, NCR, PBS, NOVA**

**SIGNATURE:**

(Title)

**IN THE PRESENCE OF**

(Parties)

(Title)

**UNITED STATES OF AMERICA**

**SIGNATURE:**

(Official Title)