

ADDRESS OF PREMISES **499 Grove Street
Herndon, VA 20170-4732**

THIS AGREEMENT, made and entered into this date by and between **New Dominion Technology Park, LLC**

whose address is: **Boston Properties Ltd. Partnership
401 9th Street, NW, Ste 700
Washington, DC 20004-0000**

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 15, 2006** as follows:

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

Base (CPI-W-U.S. City Avg)	July	2004	184.90
Corresponding Index	July	2006	199.20
Base Operating Cost Per Lease			\$1,168,022.00
% Increase in CPI-W			0.077339102
Annual Increase in Operating Cost			\$90,179.09
Less Previous Escalation Paid			\$38,468.01
Annual Increase in Operating Cost Due Lessor			\$51,711.08

Effective **July 15, 2006**, the annual rent is increased by **\$51,711.08**
 The new annual rent is **\$9,613,979.09** payable at the rate of **\$801,164.92** per month, in arrears.

The rent check shall be made payable to:
**New Dominion Technology Park, LLC
 Boston Properties Ltd. Partnership
 401 9th Street, NW, Ste 700
 Washington, DC 20004-0000**

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: **New Dominion Technology Park, LLC**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF
 _____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  _____ Contracting Officer, Metropolitan Service Center, GSA, NCR, PBS
 (Signature) (Official Title)