THIS AGREEMENT, made and entered into this date by and between Polk and Taylor Property, LLC

whose address is: Beacon Capital Partners, LLC

200 State Street, 5th Floor

Boston, MA 02109-2528

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.

RPC# 16039002

| COMPARISON YEAR | 2009 | $2,057,277.84 |
| BASE YEAR       | 2003 | $1,290,643.00 |
| INCREASE        |      | $766,634.84   |
| PERCENTAGE OF GOVERNMENT OCCUPANCY |       | 65.55% |
| AMOUNT DUE TO LESSOR |    | $732,519.59 |

The Lessor is entitled to a one-time lump sum payment in the amount of $732,519.59 payable in arrears. This amount shall be paid with your next rent check:

Polk and Taylor Property, LLC
Cassidy & Pinkard Colliers
2350 Crystal Drive Suite 50
Arlington, VA 22202

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: Polk and Taylor Property, LLC

BY: ___________________________ (Signature) ___________________________ (Title)

IN THE PRESENCE OF ___________________________ (Address)

Contracting Officer: GSA NCR PBS NoVA (Official Title)

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