GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. UB-01673

ADDRESS OF PREMISES
1701 N Fort Myer Drive
Arlington, VA 22209-3111

THIS AGREEMENT, made and entered into this date by and between
Berkly Associates

whose address is:
1000 Wilson Blvd, Suite 700
Arlington, VA 22209-3906

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, 2005 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)</th>
<th>JUNE</th>
<th>2004</th>
<th>186.30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>JUNE</td>
<td>2005</td>
<td>190.10</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td></td>
<td>$1,319,723.00</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td></td>
<td></td>
<td>0.02590394</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td></td>
<td>$34,186.02</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td></td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td></td>
<td>$34,186.02</td>
<td></td>
</tr>
</tbody>
</table>

Effective July 1, 2005, the annual rent is increased by $34,186.02.
The new annual rent is $9,839,783.35 payable at the rate of $819,981.95 per month.
The rent check shall be made payable to:
Berkly Associates
1000 Wilson Blvd, Suite 800
Arlington, VA 22209-3906

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: Berkly Associates

BY ____________________________ (Signature) ____________________________ (Title)

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

UNITED STATES OF AMERICA

BY ____________________________ 7-15-05 (Signature) ____________________________ (Title)

Contracting Officer, GSA, NCR, PBS, Potomac Service Center

(Official Title)

GSA-FORM 270