GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
Berkley Building
1701 N Fort Myer Drive
Arlington, VA 22209

THIS AGREEMENT, made and entered into this date by and between
whose address is:

Berkley Property Associates, LLC
Monday Properties
1000 Wilson Blvd
Suite 700
Arlington, VA 22209

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, 2006 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 2005</th>
<th>190.10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>June 2006</td>
<td>198.60</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,353,909.02</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.044713309</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$60,537.75</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td>$60,537.75</td>
<td></td>
</tr>
</tbody>
</table>

Effective July 1, 2006, the annual rent is increased by $60,537.75. The new annual rent is $9,900,321.11 payable at the rate of $825,026.76 per month. The rent check shall be made payable to:

Berkley Property Associates, LLC
Monday Properties
1000 Wilson Blvd
Suite 700
Arlington, VA 22209

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: Berkley Property Associates, LLC

IN THE PRESENCE OF

UNITED STATES OF AMERICA

CONTRACTING OFFICER, GSA NCR PBS POTOMAC SERVICE CENTER

GSA FORM 276