

-GENERAL SERVICES ADMINISTRATION- PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 9/7/06
	TO LEASE NO. GS-11B-01712	

ADDRESS OF PREMISES: 2200 Crystal Drive, Arlington, Virginia 22202

THIS AGREEMENT, made and entered into this date by and between: CESC Plaza Limited Partnership

whose address is: C/O: Charles E. Smith Real Estate Services L.P.
2345 Crystal Drive, Arlington VA. 22202

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 mentioned covenant and agree that the said Lease is amended, by the Government, as follows:

This Supplemental Lease Agreement (SLA) is issued to reflect lease term and rent commencement and Government acceptance of space under this lease as follows:

- 1). The Government accepts the premises, consisting of approximately 278,101 BOMA rentable square feet (BRSF), yielding approximately 245,000 BOMA office usable square feet (BOUSF), of office and related space located at 2200 Crystal Drive, Arlington, Virginia, and 16 reserved parking spaces, effective February 12, 2006. Therefore, effective February 12, 2006, the total rent under this lease shall be \$8,001,700.00 per annum, payable monthly in arrears in the amount of \$666,808.33. (Note: See also "Free Rent Period "Paragraph #2)
- 2). Free Rent: This lease entitles the Government to two (2) months of Free Rent. The two (2) months of free rent will be effective February 12, 2006, through April 11, 2006. The amount of the free rent is \$1,333,616.66 (\$666,808.33 times two (2) months). In this case, the free rent includes no payment for base rent, base operating costs or amortization of tenant allowance.
- 3). For purposes of calculating Operating Cost Adjustments and Tax Adjustments as provided in the Lease, February 12, 2006 will be the Lease Effective Date for the entire Lease (278,101 BRSF or 245,000 BOUSF). The Operating Cost base amount is \$1,521,450.00 (\$6.21 per USF). The percentage of occupancy for Tax Adjustment purposes is 92.69% based on the total building square footage of 300,022 BRSF.
- 4) The ten (10) year firm term of the lease shall commence on February 12, 2006, and shall expire February 11, 2016.

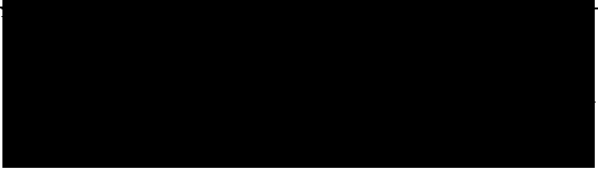
All other terms and conditions of the base lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: CESC PLAZA LIMITED PARTNERSHIP

BY: CESC Plaza  _____ Executive Vice President
 BY:  _____ (Title)
 Date _____ (Date)

IN THE PRESENCE OF (witnessed by):
 _____
 _____

UNITE
 BY:  _____ Contracting Officer, GSA, NCR
 (Official Title)