General Services Administration
Public Buildings Service
Supplemental Lease Agreement

Supplemental Lease Agreement
No. 15

To Lease No. GS-11B-01718

Date Jan - 4 2010

Address of Premises
One Potomac Yard
2777 Crystal Drive
Arlington, VA 22202

This Agreement, made and entered into this date by and between Potomac Yard Holding Company, LLC whose address is
Potomac Yard Holding Company, LLC
c/o Valerie Wilkinson
2733 South Crystal Drive - Suite 100
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 hereby amended as follows:

This SLA is issued to reflect the annual real estate tax adjustment provided for in the lease agreement.

<table>
<thead>
<tr>
<th>Comparison Year</th>
<th>2009</th>
<th>$1,154,068.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Year</td>
<td>2007</td>
<td>$927,259.44</td>
</tr>
<tr>
<td>Increase</td>
<td></td>
<td>$226,808.56</td>
</tr>
<tr>
<td>Percentage of Occupancy by Government</td>
<td></td>
<td>100.00%</td>
</tr>
<tr>
<td>Tax Increase Due Lessor</td>
<td></td>
<td>$226,808.56</td>
</tr>
</tbody>
</table>

The lessor is entitled to a one-time payment in the amount of $226,808.56 payable with the next rent payment to:

Potomac Yard Holding Company, LLC
c/o Valerie Wilkinson
2733 South Crystal Drive - Suite 100
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: Potomac Yard Holding Company, LLC

By ____________________________
(Signature) ____________________________
(Title)

In the Presence Of

______________________________
(Signature)

______________________________
(Address)

United States Of America

By ____________________________
(Signature) ____________________________

Contracting Officer, GSA, Triangle Service Center
(Official Title)

GSA Form 276