GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 13

ADDRESS OF PREMISES
NVRA / [ ]
9325 Discovery Boulevard
Manassas, VA 20109-3992

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

TPC University LC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033-3804

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 December 1, 2011 as follows:

Issued to reflect operating cost escalation provided for in the basic lease agreement.

<table>
<thead>
<tr>
<th>Base (CPI-W U.S. City Avg)</th>
<th>Dec 2007</th>
<th>205,777</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>Dec 2011</td>
<td>222,166</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>1,371,944.95</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.079644469</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>109,267.83</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>63,237.86</td>
<td></td>
</tr>
<tr>
<td>Increase In Operating Cost Due Lessor</td>
<td>46,029.97</td>
<td></td>
</tr>
</tbody>
</table>

Effective December 1, 2011, the annual rent is increased by $46,029.97
The new annual rent is $7,721,649.99 payable at the rate of $643,470.83 per month.
The rent check shall be made payable to:
TPC University LC
c/o The Peterson Company
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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: TPC University LC

BY: ________________________________
(Signature) ________________________
(Title)

IN THE PRESENCE OF

________________________________
(Signature) ________________________
(Title)

UNITED STATES OF AMERICA

__________________________________________________________
Contracting Officer, GSA, NCR, Office of Leasing
(Official Title)