SUPPLEMENTAL AGREEMENT

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES

NV

9325 Discovery Boulevard

Washington, DC 20005-2111

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

TPC University LC

whose address is:

TPC University LC

C/O The Peterson Company

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 12/1/2008 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>November 2007</th>
<th>205.89</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>November 2008</td>
<td>207.296</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td>$1,270,364.00</td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td></td>
<td>0.006823999</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td></td>
<td>$8,668.96</td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td></td>
<td>$8,668.96</td>
</tr>
</tbody>
</table>

Effective 12/1/2008, the annual rent is increased by $8,668.96 payable at the rate of $577,035.56 per month.

The rent 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) (Address)

UNITED STATES OF AMERICA

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

(Official Title)

GSA FORM 276