THIS AGREEMENT, made and entered into this date by and between Crossways Associates, LLC whose address is 7600 Wisconsin Avenue 11th Floor Bethesda, MD 20814-3661 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to issue notice to proceed for Change Orders # 1-9.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of $65,668.80 for Change Orders # 1-9. SLA 1 issued NTP for the initial Tenant Improvement amount of $693,148.36. The total Tenant Improvement cost is $758,817.16.

The Lessor shall provide, install and maintain the total Tenant Improvement amount representing the following: (1) Tenant Improvement of $758,817.16, to be paid as follows, $743,589.86, comprised of the Initial Tenant Improvement amount of $693,148.36 issued via SLA 1, as well as Change Orders 1-8, amortized in the rent at an interest rate of 8% over five years, (2) and the balance of $15,227.24 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

<table>
<thead>
<tr>
<th>Change Order</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Toilet Tissue Dispenser Upgrade</td>
<td>$693,148.36</td>
</tr>
<tr>
<td>2</td>
<td>Wall Covering Upgrades</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Lounge 117 Renovations</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>PBX Room Flooring Upgrades</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Rooms 101-104 Ceiling Upgrades</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Additional Light Fixtures</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Operable Partition Wall Covering</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Rooms 107-108 Door Replacement</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Two Ductless HVAC Systems</td>
<td></td>
</tr>
</tbody>
</table>

TENANT IMPROVEMENTS: $758,817.16

Timothy M. Zulick
Senior VP, Leasing
First Potomac Realty Trust
7600 Wisconsin Ave., 11th Floor
Bethesda, MD 20814

Contracting Officer
General Services Administration, PBS
After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of [REDACTED] shall be forwarded to:

General Services Administration (GSA)  
Greater Southwest Region (7BC)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to:  
GSA, Public Buildings Service  
South Branch, Richmond Section (3PRSR)  
Attn: Doug Dooling, Contracting Officer  
20 North 8th Street, 9th Floor  
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA  
2. Reference the Pegasys Document Number (PON) specified on this form  
3. Include a unique, vendor-supplied, invoice number  
4. Indicate the exact payment amount requested, and  
5. Specify the payee’s name and address.

Payment will be due within thirty (30) calendar days after GSA’s designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials: [signature] & [signature]  
Lessor Gov’t