GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT No. 13

TO LEASE NO. GS-11B-80560

ADDRESS OF PREMISES

New Dominion Technology Park
330 Grove Street
Hampton, VA 20170-4729

THIS AGREEMENT, made and entered into this date by and between New Dominion Technology Park LLC whose address is:

401 9th Street, NW, Ste. 700
Washington, DC 20004-0000

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 as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

MAP REFERENCE NUMBER VERIFIED AS 017-1-02/0026

<table>
<thead>
<tr>
<th>COMPARISON YEAR</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE YEAR</td>
<td>2001</td>
</tr>
<tr>
<td>INCREASE</td>
<td>$170,908.26</td>
</tr>
<tr>
<td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td>
<td>100.00%</td>
</tr>
<tr>
<td>AMOUNT DUE TO LESSOR</td>
<td>$170,908.26</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $170,908.26 payable in arrears. This amount shall be paid with your next rent check:

New Dominion Technology Park LLC
Boston Properties LTD. Partnership
401 9th Street, NW, Ste. 700
Washington, DC 20004-0000

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: New Dominion Technology Park LLC

BY: (Signature) (Title)

IN THE PRESENCE OF

PRESS: (Signature) (Address)

CONTRACTING OFFICER:

PRES: (Signature)

Contracting Offier, GSA NCR, PBS Metropolitan Svcs.

(Official Title)