

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No. 1

DATE

MAY 17 2000

TO LEASE NO.

GS-11B-80622

ADDRESS OF PREMISES **Hoffman II Building
200 Stovall Street
Alexandria, VA 22332**

THIS AGREEMENT, made and entered into this date by and between **Hoffman Buildings, LTD Partnership
A Virginia LTD Partnership**

whose address is **c/o Hoffman Management, Inc.
2461 Eisenhower Avenue
Alexandria, VA 22331**

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 amended as follows:

Issued to reflect the Government's acceptance of initial space buildout as substantially complete. The Substantial Completion Dates are also the Rent Start Dates of the following Phases:

	<u>DATES</u>	<u>BOUSF</u>	<u>BRSF</u>	<u>RENT</u>
PHASE 1 - 12 th Flr (Ofc Area)	1/19/00	34,409	39,287	\$ 815,205.25
12 th Flr	4/10/00	7,269	8,300	172,225.00
PHASE 2 - 11 th Flr	2/18/00	41,678	47,587	987,430.25
PHASE 3 - 10 th Flr	2/23/00	41,678	47,587	987,430.25
PHASE 4 - 9 th Flr	4/12/00	25,087	28,644	594,363.00
8 th Flr	4/19/00	29,234	33,378	692,593.50
Total		179,355	204,783	\$4,249,247.25

The Lessor will be required to complete all punch list items three (3) weeks after tenant occupancy for each phase. April 19, 2000, stipulates the anniversary date for CPI and Tax Escalations.

This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty days after the date of execution.

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.

Partnership

President, Hoffman Buildings Management Co., Inc.

(Title)

2461 Eisenhower Avenue
Alexandria, Virginia 22331-0100

(Address)

(SIGNATURE)
T.C. HAIRSTON

Contracting Officer
GSA, NCR, PBS, NOVA SDT
(Official Title)

DEPARTMENT OF DEFENSE SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. A0001
TO GSA LEASE NO. GS-11B-80622

DATE: FEBRUARY 21, 2001

ADDRESS OF PREMISES: Hoffman II Office Building
200 Stovall Street
Alexandria, VA 22314

THIS AGREEMENT, made and entered into this date between:
Hoffman Buildings Limited Partnership
A Virginia Limited Partnership
c/o Hoffman Management, Inc.
whose address is: 2461 Eisenhower Avenue
Alexandria, VA 22331-0100

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

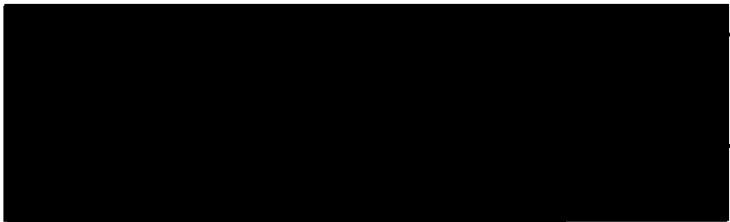
NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective 21-FEB-01, as follows:

In accordance with page 20, paragraph 6.0, Services, Utilities, Maintenance, this Supplemental Lease Agreement (SLA) No. A0001 is hereby issued to reflect a one-time lump sum payment in the amount of \$16,860.00 for the Lessor's maintenance of the Government-owned supplemental air-conditioning equipment to cover the period September 1, 2000 through February 28, 2001 (6 months @ \$2,810.00 per month = \$16,860.00).

The above payment shall be included in the rental payment for the month of February 2001.

All other terms and conditions of the Lease shall remain in force and effect.

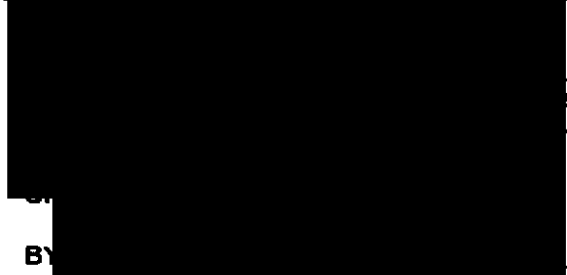
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.



Virginia Limited Partnership

N. Hoffman, III

N. Hoffman, III
(Title)



Roger G. Kiper

2461 Eisenhower Avenue
Alexandria, VA 22331-0100
(Address)

BY

Signature

BRENDA DOWELL-PAUL
Contracting Officer
DOD/WHS/REFCO
(Official Title)