**SUPPLEMENTAL LEASE AGREEMENT**

**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:

This Supplemental Lease Agreement (SLA) is issued to reflect the Lease Composite and the Rent Effective Date for 204,783 BOMA rentable (brsf) or 179,355 BOMA office usable square feet (bousf) of space in the building as MARCH 3, 2000, and also stipulates the Anniversary Date for CPI and Tax Escalations. The Lease Composite Spreadsheet is attached.

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.

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**T.C. HAIRSTON**  
Contracting Officer  
GSA, NCR, PBS, NOVA SDT  
(Official Title)
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES: HOFFMAN II BUILDING
200 STOVALL STREET
ALEXANDRIA, VIRGINIA 22314

The said lease is hereby amended, effective 4/19/01 as follows:

To reflect an operating cost escalation as provided for in the basic lease agreement:

Base (CPI-W-U.S. City Average) 
Corresponding Index 
Increase in CPI-W

<table>
<thead>
<tr>
<th>Base Operating Cost Per Lease</th>
<th>% Increase in CPI-W</th>
<th>Less Amount from Previous Escalation(s)</th>
<th>Annual Increase in Operating Cost</th>
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</thead>
<tbody>
<tr>
<td>$791,447.00</td>
<td>2.799285%</td>
<td>$22,154.86</td>
<td>$22,154.86</td>
</tr>
</tbody>
</table>

Effective 19-Apr-01, the annual rental is increased by $22,154.86. The new annual rental is $4,611,791.68 payable at the rate of $384,315.97 per month in arrears. Rent checks shall be made payable to:

HOFFMAN BUILDINGS, LTD PARTNERSHIP
C/O HOFFMAN MANAGEMENT, INC.

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: HOFFMAN BUILDINGS, LTD PARTNERSHIP

By

In Presence Of

United States of

By

2461 Eisenhower Avenue
Alexandria, VA 22331

Vice Chairman

(address)

BRENDA DOWELL-PAUL

(contracting officer)