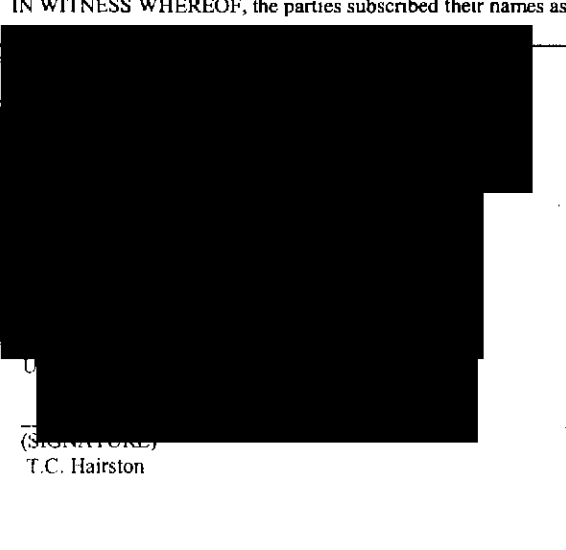


<p align="center"><b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b></p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p align="center"><b>SUPPLEMENTAL AGREEMENT</b> No. 3</p>	<p align="center">DATE <b>MAR 15 2001</b></p>
<p>ADDRESS OF PREMISES Hoffman II Building 200 Stovall Street Alexandria, Virginia 22332</p>		<p>TO LEASE NO. <b>GS-11B-80622</b></p>
<p>THIS AGREEMENT, made and entered into this date by and between Hoffman Buildings, LTD Partnership A Virginia LTD Partnership</p>		
<p>whose address is c/o Hoffman Management, Inc. 2461 Eisenhower Avenue Alexandria, VA 22331</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p>		
<p>WHEREAS, the parties hereto desire to amend the above Lease.</p>		
<p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p>		
<p>This Supplemental Lease Agreement (SLA) is hereby issued to resolve the outstanding monies associated with the build-out of this lease. <u>The total amount owed by the Government is \$2,401,316.74, to be paid to the Hoffman as follows:</u></p>		
<p>(1) The Government shall have the right to amortize the remaining \$2,034,397.22, from the above tenant improvement allowance in the rent at 10% annual interest retroactive from June 2000. Therefore, the Government shall pay the Hoffman Company an additional rent of \$3,192,658.56 at a rate of \$327,452.16 per annum. Therefore, the new annual rent will be increased to \$4,576,699.32, payable at the rate of \$381,391.61 per month in arrears. The new monthly rent for the tenant improvement amortization will be \$27,287.68 per month payable in arrears.</p>		
<p>(2) The Government will pay the Hoffman Company the remaining \$366,918.00 in a lump sum.</p>		
<p>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.</p>		
<p>It is understood that only upon execution by the Government does this SLA become binding on both parties.</p>		
<p>All other terms and conditions of the lease shall remain in force and effect.</p>		
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
	<p align="center">President, Hoffman Buildings Management _____ Co., Inc. (Title) 2461 Eisenhower Avenue Alexandria, Virginia 22331-0100 (Address)</p>	
<p>(SIGNATURE) T.C. Hairston</p>	<p align="center">Contracting Officer GSA, NCR, PBS, NOVA SDT (Official Title)</p>	