SUPPLEMENTAL LEASE AGREEMENT

DATE: JANUARY 23, 2003

SUPPLEMENTAL LEASE AGREEMENT NO.: A0009 LEASE NUMBER: GS-11B-80622

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

The said lease is hereby amended, effective 12/27/2002 as follows:

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

<table>
<thead>
<tr>
<th>Comparison Year</th>
<th>2002</th>
<th>$690,741.00</th>
</tr>
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<tbody>
<tr>
<td>Base Year</td>
<td>2000</td>
<td>$710,400.00</td>
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</table>

Increase/(Decrease) in Taxes: ($19,659.00)

% of Government Occupancy: 34.42%

Lump Sum Increase/(Decrease): ($6,766.63)

**THE GOVERNMENT IS OWED A LUMP SUM PAYMENT OF ($6,766.63)**

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

C.O.O.

(Title)

in Presence of

(Signature)

(Address)

United States of America

By

BRENDA DOWELL-FAUL

(Contracting Officer)