

SUPPLEMENTAL LEASE AGREEMENT

MAY 13, 2003

SUPPLEMENTAL LEASE AGREEMENT NO.: A0010 LEASE NUMBER: GS-11B-80622

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

The said lease is hereby amended, effective 4/19/2003 as follows:

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

Table with 4 columns: Description, Value 1, Value 2, and Result. Rows include Base (CPI-W-U.S. City Average), Corresponding Index, Increase in CPI-W, Base Operating Cost Per Lease, % Increase in CPI-W, Less Amount from Previous Escalation(s), and Annual Increase in Operating Cost.

Effective 19-Apr-03, the annual rental is increased by \$26,397.28
The new annual rental is \$4,648,087.94 payable at the rate of \$387,340.66
per month in arrears. Rent checks shall be made payable to:

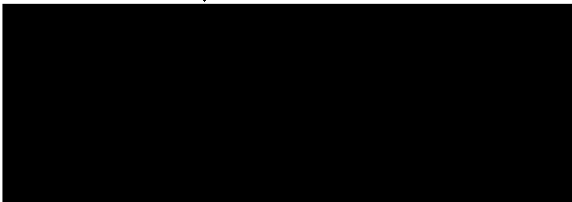
HOFFMAN BUILDINGS, LT D PARTNERSHIP
C/O HOFFMAN MANAGEMENT, INC.

NOTE: The Base Rate for Operating Costs for the third lease year was \$4.13 BRSF or \$4.71 BOUSF. As a result of this CPI-W adjustment, the third lease year rate shall be escalated by 7%, making the new rate for operating costs for the fourth lease year \$4.42 BRSF (\$4.13 + \$.29) or \$5.04 BOUSF (\$4.71 + \$.33). 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, LT D PARTNERSHIP

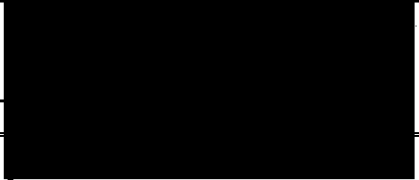
By



Handwritten signature: VICE CHAIRMAN

(Title)

In Presence Of



2461 Eisenhower Avenue
Alexandria, Virginia 22331

(Address)

United States of America

By



BRENDA DOWELL-PAUL

(Contracting Officer)