SUPPLEMENTAL LEASE AGREEMENT

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>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Average)</th>
<th>Mar-00</th>
<th>167.9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>Mar-03</td>
<td>180.3</td>
</tr>
<tr>
<td>Increase in CPI-W</td>
<td>180.3</td>
<td>167.9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7.385348%</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$791,447.00</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>7.385348%</td>
<td></td>
</tr>
<tr>
<td>Less Amount from Previous Escalation(s)</td>
<td>$32,053.84</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost</td>
<td>$26,397.28</td>
<td></td>
</tr>
</tbody>
</table>

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, LTD PARTNERSHIP
CIO 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.

Lease: HOFFMAN BUILDINGS, LTD PARTNERSHIP
By: [Signature]
(Title)
In Presence Of
United States of America

By: [Signature]
(Contracting Officer)

2461 Eisenhower Avenue
Alexandria, Virginia 22331
(Address)