

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 10

DATE

7-25-05

TO LEASE NO. GS-11B-LVA80671

ADDRESS OF PREMISES:

Approximately 14.77968 acres in the city of Alexandria, Virginia as more particularly described on Schedule 2.1.B attached to the Lease.

THIS AGREEMENT, made and entered into this date by and between LCOR Alexandria, L.L.C.,

whose address is:

c/o LCOR Incorporated
6550 Rock Spring Drive, Suite 280
Bethesda, MD 20817

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to confirm the annual rent payable by the Government as of the Lease Commencement Date.

NOW THEREFORE, these parties, for the considerations hereafter mentioned, covenant and agree that the said lease is amended effective as of the date of full execution of SLA 6, August 6th 2004, , as follows:

The allocation of Base Rent and the individual building Total Annual Rent in SLA 6 is hereby corrected on page 2 of this SLA 10. All other terms including the Total Annual Rent for All the Buildings in SLA 6 remain the same.

This Lease, as previously modified and amended by SLAs 1 - 9 and as modified and amended by this SLA No. 10 remains in full force and in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: LCOR ALEXANDRIA L.L.C., by LCOR PTO Headquarters LLC., its Managing Member, by LCOR Property Company LLC, its Managing Member, by LCOR Public/Private L.L.C., its Managing Member

Executive Vice President

(Title)

(Address)

Contracting Officer, GSA, NCR, PBS

(Official Title)

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1. The parties hereby confirm that the rentable square footage of the Leased Premises is agreed to be 2,386,940 rentable square feet. It is agreed that this is a final determination of the rentable square footage of the Leased Premises which shall not be subject to re-measurement, adjustment or challenge.
2. Subject to Paragraph 3 below, in accordance with paragraph 3.1 of the Lease, the Lessor and the Government hereby confirm that the total annual Rent (Base Rent plus Service Agreement Rent) payable by the Government commencing on August 24, 2004, shall be equal to \$68,362,230.40 and shall be payable in monthly installments of \$5,696,852.54, in arrears. The Rent shall be adjusted annually for adjustments to the Service Agreement Rent as provided in Section 2.7 of the Lease.
3. For the sole purpose of efficient lease administration (and without in any way amending or affecting any of the terms and conditions of the lease), the Government and the Lessor hereby agree that the Lease shall be referred to as five separate Leases with the following lease numbers, square footages, Base Rents, Service Agreement Rents and total annual Rents, as follows:

<u>Lease Number</u>	<u>Agreed Square Footage</u>	<u>Base Rent</u>	<u>Service Agreement Rent</u>	<u>Total Annual Rent</u>
GS-11B-80671A	906,235	\$22,837,224.05	\$3,117,448.40	\$25,954,672.45
GS-11B-80671B	358,715	\$9,039,658.40	\$1,233,979.60	\$10,273,637.99
GS-11B-80671C	358,540	\$9,035,248.38	\$1,233,377.60	\$10,268,625.98
GS-11B-80671D	381,722	\$9,619,437.39	\$1,313,123.68	\$10,932,561.07
GS-11B-80671E	381,728	\$9,619,588.59	\$1,313,144.32	\$10,932,732.91
TOTAL	2,386,940	\$60,151,156.80	\$8,211,073.60	\$68,362,230.40

Lessor [Signature] Government [Signature]