GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
Approximately 14.77 acres in the city of Alexandria, Virginia as more particularly described on Schedule 2.1 attached to the lease.

THIS AGREEMENT, made and entered into this date by and between

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, NOW THEREFORE, the parties for the consideration hereinafter mentioned covenant and agree that the said lease is hereby amended as follows:

This Supplemental Lease Agreement is issued to reflect the real estate tax adjustment provided for in section 2.8 of the lease.

The real estate tax adjustment covers the first Half 2005 Real Estate Taxes (January 1, 2005 through June 30, 2005), as follows:

<table>
<thead>
<tr>
<th>Building Description</th>
<th>% of Space</th>
<th>Building Rentable SF</th>
<th>Half year Base Amount</th>
<th>First Half Base Amount</th>
<th>2005 Taxes Lessor</th>
<th>Due Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison (Bldg A)</td>
<td>906.235</td>
<td>37.966%</td>
<td>$1,925,357.00</td>
<td>$962,678.50</td>
<td>$1,461,680.94</td>
<td>$499,002.44</td>
</tr>
<tr>
<td>Jefferson (Bldg C)</td>
<td>356.940</td>
<td>15.021%</td>
<td>$761,742.00</td>
<td>$380,871.00</td>
<td>$578,295.10</td>
<td>$197,424.10</td>
</tr>
<tr>
<td>Randolph (Bldg D)</td>
<td>381.722</td>
<td>15.992%</td>
<td>$810,994.00</td>
<td>$405,497.00</td>
<td>$515,685.66</td>
<td>$210,168.66</td>
</tr>
<tr>
<td>Remsen (Bldg E)</td>
<td>381.728</td>
<td>15.992%</td>
<td>$811,007.00</td>
<td>$405,503.50</td>
<td>$515,695.27</td>
<td>$210,191.77</td>
</tr>
<tr>
<td><strong>Sub Total</strong></td>
<td><strong>2,028,221</strong></td>
<td><strong>84.371%</strong></td>
<td><strong>$4,309,100.00</strong></td>
<td><strong>$2,154,550.00</strong></td>
<td><strong>$3,271,358.97</strong></td>
<td><strong>$1,116,806.97</strong></td>
</tr>
</tbody>
</table>

| Knox (Bldg B)        | 358.715    | 15.028%              | $762,114.00          | $127,367.00           | $193,387.51     | $186,020.51 |

**TOTAL**              | **2,386,940** | **100%**            | **$5,071,214.00**    | **$2,281,917.00**     | **$3,464,744.48** | **$2,112,827.48** |

The Lessor is entitled to a one-time lump sum payment in the amount of **$1,116,806.97**, for First Half 2005 Real Estate Taxes, payable to:

LCOR Alexandria, L.L.C.
LCOR Inc.
6550 Rock Spring Drive
Suite 280
Bethesda, MD 20817

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:

LCOR Alexandria, L.L.C.

BY (Signature) (Title)

IN THE PRESENCE OF

Contracting Officer, GSA NCR PBS Triangle Service Center
(Official Title)