SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-89671

ADDRESS OF PREMISES
Madison Bldg (600 Dulany Street), Remsen Bldg (400 Dulany Street), Jefferson Bldg (500 Dulany Street), Randolph Bldg (401 Dulany Street), and Knox Bldg (501 Dulany Street), Alexandria, VA

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, 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 2.6 of the lease.

The real estate tax adjustment covers the First Half 2007 Real Estate Taxes (January 1 thru June 30, 2007), as follows:

<table>
<thead>
<tr>
<th>Building Description</th>
<th>Rentable SF per SLA 6</th>
<th>Building Base Amount</th>
<th>Half Year Base Amount</th>
<th>First Half 2007 Taxes</th>
<th>Due Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison (Bldg A) 600 Dulany</td>
<td>906,235</td>
<td>$1,925,567.00</td>
<td>$962,783.50</td>
<td>$1,428,100.08</td>
<td>$465,421.58</td>
</tr>
<tr>
<td>Knox (Bldg B) 400 Dulany</td>
<td>358,715</td>
<td>$769,242.00</td>
<td>$384,621.00</td>
<td>$542,230.02</td>
<td>$257,115.01</td>
</tr>
<tr>
<td>Jefferson (Bldg C) 400 Dulany</td>
<td>398,440</td>
<td>$811,722.00</td>
<td>$405,461.00</td>
<td>$642,820.02</td>
<td>$257,410.02</td>
</tr>
<tr>
<td>Randolph (Bldg D) 401 Dulany</td>
<td>381,172</td>
<td>$810,994.00</td>
<td>$405,497.00</td>
<td>$642,520.02</td>
<td>$237,023.02</td>
</tr>
<tr>
<td>Remsen (Bldg E) 400 Dulany</td>
<td>381,726</td>
<td>$811,007.00</td>
<td>$405,503.50</td>
<td>$642,000.85</td>
<td>$236,497.35</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,386,940</td>
<td>$5,071,214.00</td>
<td>$2,535,607.00</td>
<td>$3,922,174.97</td>
<td>$1,386,567.97</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $1,386,567.97, for First Half 2007 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)

GSA FORM 276