GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 23

TO LEASE NO. GS-118-80671

MAR 10 2008

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 Second Half 2007 Real Estate Taxes (July 1, 2007 through December 31, 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>2nd Half 2007 Taxes Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison (Bldg A) 400 Dulany</td>
<td>806,230</td>
<td>$1,925,367.00</td>
<td>$962,678.50</td>
<td>$1,383,381.74</td>
</tr>
<tr>
<td>Knox (Bldg, B) 501 Dulany</td>
<td>381,728</td>
<td>$762,114.00</td>
<td>$381,057.00</td>
<td>$547,583.99</td>
</tr>
<tr>
<td>Jefferson (Bldg C) 500 Dulany</td>
<td>358,715</td>
<td>$761,742.00</td>
<td>$380,871.00</td>
<td>$547,316.85</td>
</tr>
<tr>
<td>Randolph (Bldg D) 401 Dulany</td>
<td>381,728</td>
<td>$810,994.00</td>
<td>$405,497.00</td>
<td>$582,704.54</td>
</tr>
<tr>
<td>Remsen (Bldg E) 400 Dulany</td>
<td>381,728</td>
<td>$811,007.00</td>
<td>$405,503.50</td>
<td>$582,713.69</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,386,940</td>
<td>$5,071,214.00</td>
<td>$2,535,607.00</td>
<td>$3,643,700.81</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $1,108,093.81, for Second Half 2007 Real Estate Taxes, payable to:

LCOR Alexandria, L.L.C.
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)

IN THE PRESENCE OF:

______________________________
(Signature)

UNITED STATES OF AMERICA

BY: ____________________________
(Signature)

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