

SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-11B-80671
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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 2009 Real Estate Taxes (Jan. 1, 2009 through June 30, 2009), as follows:

Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base Amount	1st Half 2009 Taxes	Due Lessor
Madison (Bldg A) 600 Dulany	908,235	\$1,925,357.00	\$962,678.50	\$1,657,973.14	\$695,294.64
Knox (Bldg. B) 501 Dulany	358,715	\$762,114.00	\$381,057.00	\$658,167.71	\$275,110.71
Jefferson (Bldg C) 500 Dulany	358,540	\$761,742.00	\$380,871.00	\$658,167.71	\$275,296.71
Randolph (Bldg D) 401 Dulany	381,722	\$810,994.00	\$405,497.00	\$698,692.53	\$293,195.53
Remsen (Bldg E) 400 Dulany	381,728	\$811,007.00	\$405,503.50	\$698,692.53	\$293,189.03
TOTAL	2,386,940	\$5,071,214.00	\$2,535,607.00	\$4,367,693.62	\$1,832,086.62

The Lessor is entitled to a one-time lump sum payment in the amount of, \$1,832,086.62, for the First Half 2009 Real Estate Tax escalation adjustment, 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
 _____ (Signature) _____ (Address)

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