GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
ADDRESS OF PREMISES
Medicine 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 2009 Real Estate Taxes (July 1, 2009 through December 31, 2009), 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>2009 Taxes</th>
<th>Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison (Bldg A)</td>
<td>806,255</td>
<td>$1,925,327.00</td>
<td>$962,678.50</td>
<td>$1,657,973.13</td>
<td>$695,294.63</td>
</tr>
<tr>
<td>Knox (Bldg B)</td>
<td>358,715</td>
<td>$762,114.00</td>
<td>$381,057.00</td>
<td>$656,167.71</td>
<td>$275,110.71</td>
</tr>
<tr>
<td>Jefferson (Bldg C)</td>
<td>359,550</td>
<td>$761,742.00</td>
<td>$380,871.00</td>
<td>$656,167.71</td>
<td>$275,296.71</td>
</tr>
<tr>
<td>Randolph (Bldg D)</td>
<td>381,722</td>
<td>$810,294.00</td>
<td>$405,497.00</td>
<td>$698,692.53</td>
<td>$293,195.53</td>
</tr>
<tr>
<td>Remsen (Bldg E)</td>
<td>381,728</td>
<td>$811,007.00</td>
<td>$405,503.50</td>
<td>$698,692.53</td>
<td>$293,196.03</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,386,940</td>
<td>$5,071,214.00</td>
<td>$2,535,607.00</td>
<td>$4,367,693.61</td>
<td>$1,832,086.61</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $1,832,086.61, for Second 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) _______

UNITED STATES OF AMERICA

BY: (Signature) _______ Contracting Officer, GSA, NCRC, PBS/Triangle Service Center (Official Title) _______

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