GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
400 Dulany Street
Alexandria, VA
22314-5774

THIS AGREEMENT, made and entered into this day by and between LOOR Alexandria LLC

whose address is:
LOOR Inc.
6550 Rock Spring Drive
Bethesda, Md. 20817-1187

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, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

The real estate tax adjustment covers the 2nd Half 2010 Real estate Taxes (July 1, 2010 through Dec. 31, 2010), 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 of 2010 taxes</th>
<th>Due Lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison (Bldg. A) 400 Dulany</td>
<td>908,256</td>
<td>$1,925,357.00</td>
<td>$962,678.50</td>
<td>$1,507,704.32</td>
<td>$545,029.62</td>
</tr>
<tr>
<td>Knox (Bldg. B) 400 Dulany</td>
<td>358,715</td>
<td>$762,114.00</td>
<td>$381,057.00</td>
<td>$596,794.61</td>
<td>$215,737.61</td>
</tr>
<tr>
<td>Jefferson (Bldg. C) 400 Dulany</td>
<td>358,540</td>
<td>$762,114.00</td>
<td>$381,057.00</td>
<td>$596,794.61</td>
<td>$215,737.61</td>
</tr>
<tr>
<td>Randolph (Bldg. D) 400 Dulany</td>
<td>381,722</td>
<td>$810,994.00</td>
<td>$405,497.00</td>
<td>$635,081.36</td>
<td>$229,584.36</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>$635,071.38</td>
<td>$229,567.88</td>
</tr>
<tr>
<td>Total</td>
<td>2,386,940</td>
<td>$5,071,214.00</td>
<td>$2,535,607.00</td>
<td>$3,971,155.12</td>
<td>$1,435,548.12</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $1,435,548.12 payable with the next rent check.

Rent checks shall be made payable to:

LOOR Alexandria, LLC
LOOR Inc.
6550 Rock Spring Drive
Bethesda, Md. 20817-1187

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.

LESSEE: LOOR Alexandria LLC

BY
(Signature) (Title)

IN THE PRESENCE OF

(Signature) (Address)

UNITED STATES OF AMERICA

BY
(Signature) Contracting Officer, GSA NCR PBS, Real Estate Administration Division

(Official Title)

GSA FORM 276