GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 40 TO LEASE NO. LVA80671	DATE DEC 07 2011

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

THIS AGREEMENT, made and entered into this date by and between **LCOR Alexandria LLC**

whose address is: **LCOR 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 1st Half 2011 Real estate Taxes (Jan. 1, 2011 through June30, 2011), as follows:

Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base amount	2nd Half of 2010 taxes	Due Lessor
Madison (Bldg. A) 600 Dulany	906,235	$1,925,357.00	$962,678.50	$1,698,278.39	$735,599.89
Knox (Bldg. B) 501 Dulany	358,715	$762,114.00	$381,057.00	$672,229.53	$291,172.53
Jefferson (Bldg. C) 500 Dulany	358,540	$761,742.00	$380,871.00	$671,901.59	$291,030.59
Randolph (Bldg. D) 401 Dulany	381,722	$810,994.00	$405,497.00	$715,344.50	$309,847.50
Remsen (Bldg. E) 400 Dulany	381,728	$811,007.00	$405,503.50	$715,355.74	$309,852.24
Total	**2,386,940**	**$5,071,214.00**	**$2,535,607.00**	**$4,473,109.75**	**$1,937,502.75**

The Lessor is entitled to a one-time lump sum payment in th **$1,937,502.75** payable with the next rent check.

Rent checks shall be made payable to :

LCOR Alexandria, LLC
LCOR 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.

LESSOR: **LCOR Alexandria LLC**

BY _____ _____
(Signature) (Title)

IN THE PRESENCE OF

_____ _____
(Signature) (Address)

UI [redacted]

BY [redacted] g Officer, GSA,NCR,PBS, Real Estate Adminstration Division
(Official Title)