

{PRIVATE } GENERAL SERVICES ADMINISTRATION {PRIVATE }
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE (as of)

No. 5

May 28, 2004

TO LEASE NO. GS-11B-LVA80671

ADDRESS OF PREMISES:

Approximately 14.77968 acres in the city of Alexandria, Virginia as more particularly described on Schedule 2.1.B attached to the Lease.

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 to provide that the Fit-Out Allowance shall be increased by \$9,930,000.00 with a corresponding increase in the Annual Rent.

NOW THEREFORE, these parties, for the considerations hereafter mentioned, covenant and agree that the said lease is amended effective as May 28, 2004, as follows:

1. In accordance with Paragraph 3.2(b) of the Lease, the Government has requested and the Lessor has agreed to increase the Fit-Out Allowance by \$9,930,000.00 from \$88,000,000.00 to \$97,930,000.00.
2. In consideration of this increase in the Fit-Out Allowance, the parties hereby agree that the Base Rent shall be increased by \$1,146,000.00 per annum and that the definition of Base Rent, as set forth in Article 1.1 of the Lease, and is hereby revised in its entirety to read as follows:

"Base Rent" is that portion of rent to be paid by the Government for the Space Lease component of this Lease and shall be equal to the sum of (a) product of (i) the rentable square footage of the Leased Premises, as determined in accordance with Section 2.1.1 below (not to exceed 2,386,940) and (ii) Twenty-Four and 72/100 Dollars (\$24.72), plus (b) \$1,146,000.00. Base Rent is exclusive of Service Agreement Rent.

This Lease, as previously modified and amended by SLAs 1 - 4 and as modified and amended by this SLA No. 5, remains in full force and in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: LCOR ALEXANDRIA L.L.C., by LCOR PTO Headquarters LLC., its Managing Member, by LCOR Property Company LLC, its Managing Member, by LCOR Public/Private L.L.C., its Managing Member

BY

Executive Vice President

(Title)

6550 Rock Spring Drive, Suite 280
Bethesda, MD 20817

(Address)

UN

BY

Contracting Officer, GSA, NCR, PBS

(Official Title)