

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-11B-30168

ADDRESS OF PREMISES

Union Center Plaza IV, 888 First Street, N.E., Washington, D.C.

THIS AGREEMENT, made and entered into this date by and between,
Capital Hill Associates Limited Partnership, d/b/a Cap-Hill Associates Limited Partnership

whose address is

c/o Union Center Plaza Associates
816 Connecticut Avenue, N.W., Suite 1200
Washington, D.C. 20006
ATTN: Mr. Samuel G. Rose, President, First Street Corporation, General Partner

hereinafter called the Lessor, and UNITED STATES OF AMERICA, hereinafter called the Government:

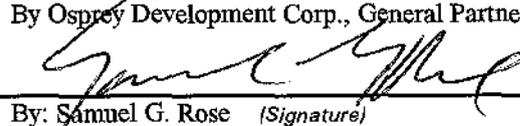
WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective JUL 25 1995, as follows:

This SLA is issued to reflect substantial completion and Government acceptance of a portion of the first floor leased space constituting the [redacted] Computer Room and identified on the working construction drawings as Suite 1F (approximately 6805 NUSF). It is understood and agreed that from and after the effective date of this SLA, the Government shall be responsible for: (i) the security for such space, and should have responsibility for loss or theft with respect to all equipment or personalty installed in such room; and, (ii) until such time as the balance of the first floor space (at which time the terms of the base lease shall control), all cleaning and trash removal with respect to such space. Further, it is understood that until such time as the balance of the first floor space is substantially complete and accepted by the Government, the Government's use of such space shall be limited to testing and installation of equipment and computer start-up operations. Rent for such space (and the 20 year lease term) shall begin at the time the balance of the first floor leased space is substantially complete and accepted by the Government.

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	Capital Hill Associates Limited Partnership By Osprey Development Corp., General Partner	
BY	 By: Samuel G. Rose (Signature)	President (Title)
IN PRESENCE OF	_____ (Signature)	_____ (Address)
UNITED STATES OF AMERICA		
BY	 By: Robert G. Roop (Signature)	Contracting Officer (Official Title)