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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 1 | DATE <div style="font-size: 1.2em;">03/29/2010</div> |
| ADDRESS OF PREMISES 106 Juliad Court Fredericksburg, VA 22406-1145 | | TO LEASE NO. GS-03B-09353 PDN NO: PS0016956 |

THIS AGREEMENT, made and entered into this date by and between

Culpeper Investments, LLC

whose address is: c/o Sona Homes
106 Juliad Court, Suite 201
Fredericksburg, VA 22406-1145

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 **issue notice to proceed for Change Order #3.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon acceptance by the Government, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$62,964.23 for the purchase and installation of a racking system and other related expenses in accordance with the Lessor's proposal dated 03/17/2010. The proposal is hereby incorporated into the lease by reference.

The total Tenant Improvement amount represents the following: (1) Tenant Improvement of \$120,302.11, to be paid as follows, \$63,800.00 amortized in the rent at an interest rate of 6.6% over five (5) years and the balance of \$56,502.11 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.


Upon completion of the work a lump-sum payment for the alterations will be made in the amount of \$56,502.11. The Lessor must submit an invoice, which includes the PDN Number PS0016956 directly to GSA Finance at GSA, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX 76102-0181. Also a copy of the invoice must be sent to the GSA Contracting Officer. The invoice must include the following: date, Lessor's name, lease number, building address, description, price, and quantity of items delivered.

The Lessor hereby waives restoration as a result of all improvements.

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: Culpeper Investments, LLC

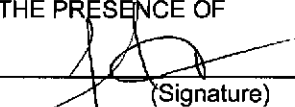
BY  _____

(Signature)

VICE PRESIDENT

(Title)

IN THE PRESENCE OF


 _____

(Signature)

106 JULIAD CT, STE 201 - FREDERICKSBURG, VA 22406

(Address)

UNITED STATES OF AMERICA

BY  _____

(Signature)

Contracting Officer

(Official Title)