

ADDRESS OF PREMISES Rackledge Center 2
 6701 Rackledge Drive
 Rockville, MD 20817

THIS AGREEMENT, made and entered into this date by and between TIAA Realty, Inc.
 whose address is: 6705 Rockledge Drive; Suite 500
 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.

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

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

COMPARISON YEAR	2005	\$435,260.67
BASE YEAR	1995	\$393,515.76
INCREASE/DECREASE		\$41,744.92
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE TO LESSOR		\$41,744.92
AMOUNT PRO-RATED FROM 1/01/05 - 6/30/05 @ 181 DAYS		\$20,700.90
AMOUNT PAID TO THE LESSOR PER SLA # 1 DATED 12/15/05		\$11,112.31
AMOUNT DUE TO THE LESSOR		\$9,588.59

The Government is entitled to a one-time lump sum payment in the amount of \$9,588.59 payable in arrears. This amount shall be paid with your next rent check:

TIAA Realty, Inc.
 C/O Spaulding & Slye
 55 Hayden Avenue
 Lexington, MA 02421

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: TIAA Realty, Inc.

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF
 _____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  Contracting Officer, GSA NCR, PBS
 (Official Title)