

ADDRESS OF PREMISES
STAFFORD PLACE
4201 WILSON BLVD
ARLINGTON, VA 22203

THIS AGREEMENT, made and entered into this date by and between STAFFORD PLACE ASSOCIATES LTD. PTRNSHP whose address is:

C/O CARR REAL ESTATE SERVICES
SUITE 160
2070 CHAIN BRIDGE ROAD
VIENNA, VA 22182

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 effective **01/01/1998** as follows:

Issued to reflect the operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	DECEMBER	1993	143.30
Corresponding Index	DECEMBER	1997	158.20
Base Operating Cost Per Lease			\$1,905,930.35
% Increase in CPI-W			0.103977669
Annual Increase In Operating Cost			\$198,174.20
Less Previous Escalation Paid			\$167,583.55
Annual Increase In Operating Cost Due Lessor			\$30,590.65

Effective **01/01/1998**, the annual rent is increased by \$30,590.65
The new annual rent is \$13,221,559.28 payable at the rate of \$1,101,796.61 per month.
The rent check shall be made payable to:

STAFFORD PLACE ASSOCIATES LTD. PTRNSHP
C/O CARR REAL ESTATE SERVICES
2070 CHAIN BRIDGE ROAD
VIENNA, VA 22182

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: STAFFORD PLACE ASSOCIATES LTD. PTRNSHP


BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY  **3/27/98** Contracting Officer, GSA, NCR, PBS, PARS
(Official Title)