

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 18 TO LEASE NO. GS-11B-00143	DATE FEB 10 1999
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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 PTSHI
whose address is: C/O Carr Real Estate Services
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 as follows:

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

COMPARISON YEAR	1998	\$1,215,777.58
BASE YEAR	1994	\$891,704.04
DECREASE		\$324,073.52
PERCENTAGE OF GOVERNMENT OCCUPANCY		94.00%
AMOUNT DUE TO LESSOR		\$304,629.11

The Lessor is entitled to a one-time lump sum payment in the amount of **\$304,629.11** payable in arrears. This amount shall be paid with your next rent check:

Stafford Place Limited PTSHIP
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 PTSHI**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA
BY  (Signature) Contracting Officer, GSA, NCR, PBS, CBD (Official Title)