

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 27 TO LEASE NO. GS-11B-00143	DATE 4/26/00
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ADDRESS OF PREMISES 4201 Wilson Blvd.
Arlington, VA 22203

THIS AGREEMENT, made and entered into this date by and between Stafford Place Ltd. Part.
whose address is: 1110 North Glebe Road, Suite 110
Arlington, VA 22201

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 May 1, 2000 as follows:

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

1999 CPI

Base (CPI-W-U.S. City Avg)	December	1993	143.30
Corresponding Index	December	1998	160.70
Base Operating Cost Per Lease			\$1,951,014.77
% Increase in CPI-W			0.121423587
Annual Increase in Operating Cost			\$236,899.21
Less Previous Escalation Paid			\$188,174.20
Annual Increase in Operating Cost Due Lessor			\$38,725.01

2000 CPI

Base (CPI-W-U.S. City Avg)	December	1993	143.30
Corresponding Index	December	1999	165.10
Base Operating Cost Per Lease			\$1,951,014.77
% Increase in CPI-W			0.152128402
Annual Increase in Operating Cost			\$296,804.76
Less Previous Escalation Paid			\$236,899.21
Annual Increase in Operating Cost Due Lessor			\$59,905.55

Effective May 1, 2000, the annual rent is increased by \$98,630.56
 The new annual rent is \$13,831,971.06 payable at the rate of \$1,152,664.25 per month, in arrears.
 The lessor is entitled to a lump sum payment in the amount of \$63,382.65 for period of January 1, 1999 thru April 30, 2000.
 The lessor is also entitled to interest penalties for past due cpi in the amount of \$3,375.00. Total lump sum due Lessor is \$66,757.65.

Stafford Place Ltd. Part.
c/o Carr Real Estate Services
1110 North Glebe Road, Suite 110
Arlington, VA 22201

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 Ltd. Part.

BY _____ (Signature) _____ (Title)

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

UNI [Redacted]
 BY _____ Contracting Officer, GSA, NCR, PBS, NoVA Service Delivery Team (Official Title)