

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 27	DATE 4/29/02
	TO LEASE NO. GS-11B-00143	

ADDRESS OF PREMISES 4201 Wilson Blvd.
Arlington, VA 22203

THIS AGREEMENT, made and entered into this date by and between Stafford Place Associates Ltd. Partnership
whose address is: c/o Carr Real Estate Services
200 N. Glebe Road, Suite 100
Arlington, VA 22203

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 January 1, 2002 as follows:

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

Base (CPI-W-U.S. City Avg)	December	1993	143.30
Corresponding Index	December	2001	172.90
Base Operating Cost Per Lease			\$1,951,014.77
% Increase In CPI-W			0.206550685
Annual Increase In Operating Cost			\$403,000.96
Less Previous Escalation Paid			\$373,047.18
Annual Increase In Operating Cost Due Lessor			\$29,953.78

Effective January 1, 2002, the annual rent is increased by \$29,953.78
The new annual rent is \$14,002,600.26 payable at the rate of \$1,166,883.35 per month, in arrears.
The rent check shall be made payable to:

Stafford Place Associates Ltd. Partnership
c/o Carr Real Estate Services
200 N. Glebe Road, Suite 100
Arlington, VA 22203

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. Partnership**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  Contracting Officer, GSA, NCR, PBS, NOVA, Space Delivery Team
(Signature) (Official Title)

Today's Date:

April 19, 2002

ANALYST:	Vicky Taylor
SPECIALIST:	Lyle
Lease No.:	GS-11B-00143
Location Code:	VA0349
SLA NO.:	27
Square Footage:	536,759
Effective date of cpl:	January 1, 2002

Building Information	
Building Name:	Stafford Place
Building Address:	4201 Wilson Blvd.
City/State/Zip:	Arlington, VA 22203

Lessor Information	
Name:	Stafford Place Associates Ltd. Partnership
Address (C/O):	c/o Carr Real Estate Services
Street Address:	200 N. Glebe Road, Suite 100
City/State/Zip:	Arlington, VA 22203

Payee Information (note: make sure this information = R620)	
Name:	Stafford Place Associates Ltd. Partnership
Address (C/O):	c/o Carr Real Estate Services
Street Address:	200 N. Glebe Road, Suite 100
City/State/Zip:	Arlington, VA 22203

CURRENT INFORMATION			
ANNUAL RENT			\$13,972,646.48
OPERATING RENT			\$2,324,061.95
BASE RENT			\$11,648,584.53
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Base (CPI-W-U.S. City Avg)	December	1983	143.30
Corresponding Index	December	2001	172.90
Base Operating Cost Per Lease			\$1,951,014.77
% Increase in CPI-W			0.206559665
Annual Increase In Operating Cost			\$403,000.96
Less Previous Escalation Paid			\$373,047.18
Annual Increase In Operating Cost Due Lessor			\$29,953.78
NEW INFORMATION			
ANNUAL RENT			\$14,002,600.26
MONTHLY RENT			\$1,166,883.35
LESSOR'S SERVICES			\$2,354,015.73

STAR/R620 information

Enter these figures in the STAR Payment Schedule screen

Base Rent \$11,648,584.53
Operating Rent \$2,354,015.73