

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE OCT 12 2007
	TO LEASE NO. GS-11B-01929	

Address of Premises: 9325 Discovery Boulevard  
Manassas, VA 20109

THIS AGREEMENT, made and entered into this day by and between: TPC University L.C.

whose address is: The Peterson Companies  
12500 Fair Lakes Circle  
Suite 400  
Fairfax, VA 22033


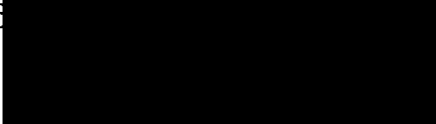
hereafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the Government.  
WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended effective as of February 14, 2007.

1. The Government has requested that the Lessor make certain modifications to the base building in the form of increasing the mechanical (heating, ventilating, and air conditioning) and electrical capacity of the base building in order to accommodate the increased usage requirements of the building tenant. The Lessor has caused the base building design to be modified to accommodate the Government's request. The agreed cost of this work ("Mechanical Change") is \$506,334.00.
2. This SLA is to modify the Lease to eliminate the rent reduction established in Paragraph 1 of Rider No. 1 of the Lease. The Commission Credit was an amount equal to [REDACTED] and is hereby eliminated. The Lessor agrees that this amount will be granted as a credit against the cost of the Mechanical Change of \$506,334.00, and the Government will not be required to make any direct payment toward the cost of the Mechanical Change. The remaining balance of \$121,416.00 shall be credited against the \$2,000,000 payment to be made by the Tenant toward the cost of security enhancements leaving a remaining construction balance of \$1,878,584 to be paid by the Tenant.
3. The first and second months Rental Payments under the Lease are hereby modified to be \$563,813.15 for each month.

All other terms and conditions of the lease shall remain in force and in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor BY 	Milton V. Peterson, Manager (Title)
IN THE	12500 Fair Lakes Circle, #400 Fairfax, VA 22033 (Address)
UNITED STATES OF AMERICA BY 	Contracting Officer, GSA, PBS, DC Service Center (Title)