

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 1	DATE 7/8/09
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-03B-09350	

ADDRESS OF PREMISE
**1440 Central Park Boulevard
Fredericksburg, VA 22401**

THIS AGREEMENT, made and entered into this date by and between
FREDERICKSBURG 35, LLC
whose address is 8405 GREENSBORO DRIVE
SUITE 830
MCLEAN, VA 22102

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto desire to amend the above Lease to include expansion space on the second floor and reflect increases in rent, percentage of occupancy, and tenant improvement allowance.
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 15, 2009 as follows:

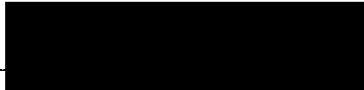


A. Part A of Paragraph 1 of Standard Form 2 is hereby deleted in its entirety and the following is substituted in lieu thereof:

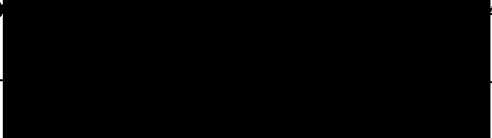
"A. A total of 9,446 rentable square feet (RSF) of office and related space, which yields approximately 8,557 ANSI/BOMA Office Area square feet (ABOA SF) of space on the second floor at 1440 Central Park Boulevard, Fredericksburg, VA 22401, as indicated on the attached Floor Plan marked Exhibit A, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 18 secured parking spaces for exclusive use of official Government vehicles, Government employees, and patrons.

B. Paragraph 10 of the Rider to Lease is hereby deleted in its entirety and the following is substituted in lieu thereof:

"10. The total percentage of space occupied by the Government under the terms of the lease is equal to 21.3% of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of 9,446 rentable square feet by the total building space of 44,306 rentable square feet."

Page 1 of 2
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: FREDERICKSBURG 35, LLC
BY  _____
(Signature) Manager
(Title)
IN THE PRESENCE OF
 _____  _____

UNITED STATES OF AMERICA **CAPEAKE SERVICE CENTER**
BY  _____ Contracting Officer
(Official Title)

