

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.1 Page 1 of 1 TO LEASE NO. GS-03B-09387	DATE 11/10/09
ADDRESS OF PREMISE 1430 Kristina Way Chesapeake, VA 23320-8916	Pegasys Document Number (PDN)	

THIS AGREEMENT, made and entered into this date by and between
Crossways Associates, LLC

whose address is 7600 Wisconsin Avenue 11th Floor
Bethesda, MD 20814-3661

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

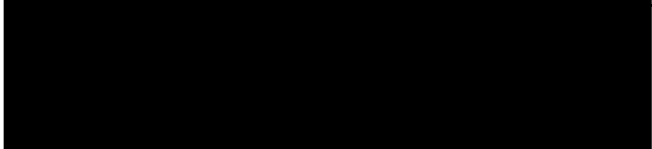
WHEREAS, the parties hereto desire to amend the above Lease. **To issue Notice to Proceed with the Tenant Improvement (TI) build-out.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 15, 2009, as follows:

A. In separate correspondence dated October 15, 2009, the Government issued a Notice to Proceed (NTP) for Tenant Improvements (TI) in the amount of \$693,148.36, which will be amortized over the firm term at the negotiated amortization rate of 8% as seen in Paragraph 14 of the Lease Rider. The rental rate will be set forth in subsequent Supplemental Lease Agreement.

B. The breakdown of the Tenant Improvement cost is reflected in Exhibit A, "First Potomac Management Project Budget".

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.

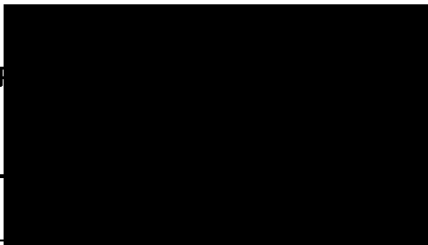


(Signature)

Timothy M. Zulick
Senior VP, Leasing

(Title)

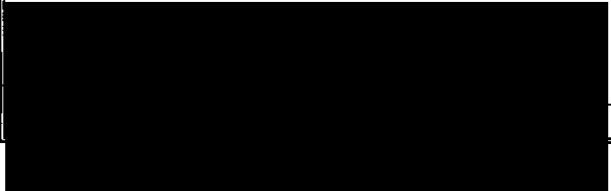
IN THE P



First Potomac Realty Trust
7600 Wisconsin Ave., 11th Floor
Bethesda, MD 20814

(Address)

UNITED STATES OF AMERICA General Services Administration, PBS, Allegheny Service Center



Contracting Officer
(Official Title)