

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL AGREEMENT
No. 78

DATE
7/21/05

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-03B- 20068

PREMISE

whose address is Rubicon-NGP Suffolk VA, LLC
1650 Tyson's Boulevard, Suite 950
McLean, Virginia 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 reflect change of ownership.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 1, 2005, as follows:

1. The heading of this lease is amended by deleting the existing text and substituting, in lieu thereof, the following:

"This lease made and entered into this date by and between Rubicon-NGP Suffolk VA, LLC, whose address is 1650 Tyson's Boulevard, Suite 950, McLean, Virginia 22102."

2. Paragraph 3 of the Standard Form 2 of the lease, as amended by Supplemental Lease Agreement number 74, is further amended by deleting the portion of the text following "Rent check shall be made payable to..." and substituting, in lieu thereof, the following:

"Rubicon-NGP Suffolk VA, LLC
1650 Tyson's Boulevard, Suite 950
McLean, Virginia 22102"

3. Payment of rent checks to be send electronically to:

[Redacted]

Depositors Account Title: Rubicon-NGP Holdings, LLC

GSA Form 3518, dated June 16, 2005, is attached hereto and made a part of this Supplemental Lease Agreement No. 78.

This SLA contains 8 pages.

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

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

LESSOR: [Redacted], LLC

BY [Redacted]

President & CEO
(Title)

IN THE PRESENCE OF [Redacted]

1650 TYSONS BLVD # 950
(Address)

[Redacted] Building Services, Chesapeake Realty Services

McLEAN, VA 22102

[Redacted]

Contractina Officer
(Official Title)

FAL