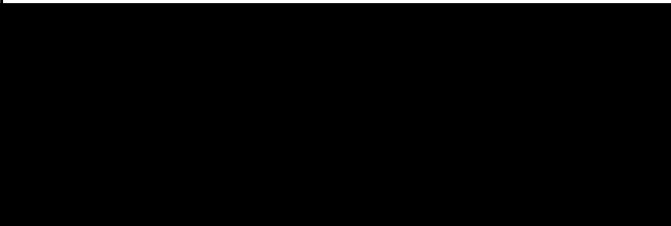
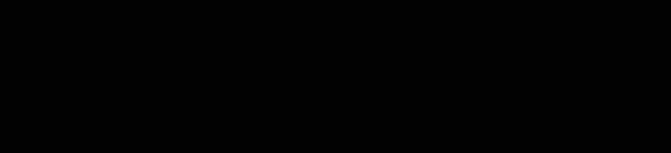
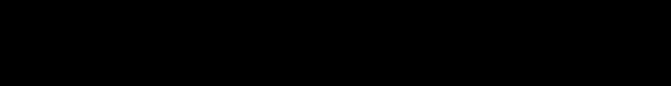
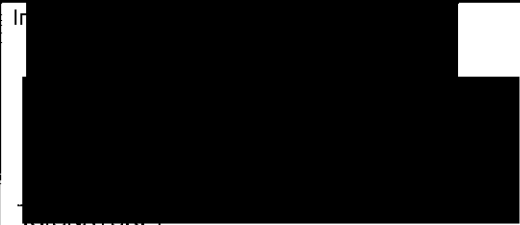
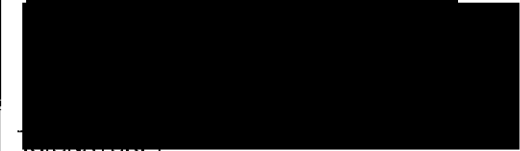



<p style="text-align: center;">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p style="text-align: center;"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p style="text-align: center;">SUPPLEMENTAL AGREEMENT No. 2</p>	<p style="text-align: center;">DATE JUN 8 2000</p>
<p>ADDRESS OF PREMISES <b>Hoffman II Building 200 Stovall Street Alexandria, VA 22332</b></p>		<p style="text-align: center;">TO LEASE NO. <b>GS-11B-80622</b></p>
<p>THIS AGREEMENT, made and entered into this date by and between <b>Hoffman Buildings, LTD Partnership A Virginia LTD Partnership</b></p> <p>whose address is <b>c/o Hoffman Management, Inc. 2461 Eisenhower Avenue Alexandria, VA 22331</b></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p> <p>This Supplemental Lease Agreement (SLA) is issued to reflect the <b>Lease Composite</b> and the <b>Rent Effective Date</b> for 204,783 BOMA rentable (brsf) or 179,355 BOMA office usable square feet (bousf) of space in the building as <b>MARCH 3, 2000</b>, and also stipulates the <b>Anniversary Date</b> for <b>CPI and Tax Escalations</b>. <b>The Lease Composite Spreadsheet is attached.</b></p> <p>This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty days after the date of execution.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p> above date.</p> <p> Partnership</p> <p> sident, Hoffman Buildings Management Co., Inc.</p> <p> Ir</p> <p> 2461 Eisenhower Avenue Alexandria, Virginia 22331-0100 (Address)</p> <p> (SIGNATURE) T.C. HAIRSTON</p> <p style="text-align: center;"><b>Contracting Officer</b> <b>GSA, NCR, PBS, NOVA SDT</b> (Official Title)</p>		

**SUPPLEMENTAL LEASE AGREEMENT**

MAY 4, 2001

*\$8622*

**SUPPLEMENTAL LEASE AGREEMENT NO.:**

**A0002**

**LEASE NUMBER: CS-11B-80652**

**ADDRESS OF PREMISES:**

**HOFFMAN II BUILDING  
200 STOVALL STREET  
ALEXANDRIA, VIRGINIA 22314**

**The said lease is hereby amended, effective**

**4/19/01 as follows:**

**To reflect an operating cost escalation as provided for in the basic lease agreement:**

<b>Base (CPI-W-U.S. City Average)</b>		<b>Mar-00</b>	<b>167.9</b>
<b>Corresponding Index</b>		<b>Mar-01</b>	<b>172.6</b>
<b>Increase in CPI-W</b>	<b>172.6</b>	<b>/</b>	<b>167.9 = 2.799285%</b>
<b>Base Operating Cost Per Lease</b>			<b>\$791,447.00</b>
<b>% Increase in CPI-W</b>			<b>2.799285%</b>
			<b>\$22,154.86</b>
<b>Less Amount from Previous Escalation(s)</b>			<b>\$0.00</b>
<b>Annual Increase in Operating Cost</b>			<b>\$22,154.86</b>

**Effective 19-Apr-01, the annual rental is increased by \$22,154.86**  
**The new annual rental is \$4,611,791.68 payable at the rate of \$384,315.97**  
**per month in arrears. Rent checks shall be made payable to:**

**HOFFMAN BUILDINGS, LTD PARTNERSHIP  
C/O HOFFMAN MANAGEMENT, INC.**

**THE BASE RATE FOR OPERATING COSTS FOR THE INITIAL LEASE YEAR WAS \$3.86 BRSF OR \$4.41 BOUSF. AS A RESULT OF THIS CPI-W ADJUSTMENT, THE BASE RATE SHALL BE ESCALATED BY 2.8%, MAKING THE NEW RATE FOR OPERATING COSTS FOR THE SECOND YEAR \$3.97 BRSF (\$3.86 + \$0.11) OR \$4.53 BOUSF (\$4.41 + \$0.12).**

**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: HOFFMAN BUILDINGS, LTD PARTNERSHIP**

**BY**



*Vice Chairman*  
\_\_\_\_\_  
**(Title)**

**In Presence Of**

2461 Eisenhower Avenue  
Alexandria, VA 22331

\_\_\_\_\_  
**(Address)**

**United States of**

**By**



**BRENDA DOWELL-PAUL**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Contracting Officer)**