

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p align="center">SUPPLEMENTAL AGREEMENT</p> <p align="center">No. 16 (Page 1 of 2)</p> <p align="center">TO LEASE NO. GS-11B-80622</p>	<p align="center">DATE</p> <p align="center">MARCH 1, 2010</p>
<p>ADDRESS OF PREMISES</p> <p align="center">Hoffman II, 200 Stovall Street Alexandria, VA 22331</p>		
<p>THIS AGREEMENT, made and entered into this date by and between Hoffman Buildings, L.P. <i>whose address is</i> 2461 Eisenhower Avenue Alexandria, VA 22331-3013</p> <p><i>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</i></p> <p>WHEREAS, the parties hereto desire to amend the above Lease to expand the premises.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 2, 2010, as follows:</p>		

1. TO HAVE AND TO HOLD approximately 204,783 BOMA rentable square feet (BRSF), with their appurtenances for a six-month, 28-day term beginning on March 3, 2010 and expiring on September 30, 2010 (the "Lease Extension Term").
2. The Government shall pay the Lessor the annual rent of \$6,960,574.17 (\$33.99 per BRSF) at the rate of \$580,047.85 per month in arrears for the period March 3, 2010 to September 30, 2010. Rent for a lesser period shall be prorated. This rent shall be fully serviced.
3. Condition of Premises -- The Government accepts the base building and the building shell requirements in their configuration and existing condition as of the Commencement Date of this lease extension, although all performance and maintenance standards in the Lease must continue to be met.
4. Lessor Termination Right -- Notwithstanding any contrary provision contained in this Lease, the Government hereby covenants to deliver the following two (2) deliverables (collectively, the "Deliverables") to Lessor on or before June 1, 2010 (the "Outside Delivery Date"): (1) a written report (the "Security Improvements Restoration Report") detailing, with reasonable specificity, the Government's plan to perform, at the sole cost and expense of the Government, the removal of certain security improvements and amenities (the "Security Improvements") installed by, or on behalf of, the Government located in and around the Building, including, without limitation, the removal of bollards, hydraulic street barriers, jersey walls, the off-site surface parking lot truck screening station, and access and control measures securing access to the Building's loading dock and the Building's parking areas, and the restoration of all such areas to the condition existing prior to the installation of such Security Improvements (collectively, the "Security Improvements Restoration Work"); and (2) an occupancy plan (the "Occupancy Plan") stating the length of time that the Government desires occupancy in Hoffman Building I, 2461 Eisenhower Avenue and Hoffman Building II, 200 Stovall Street under Lease #GS-11B-01295 and Lease #GS-11B-80622, respectively, beyond the expiration dates of each such Lease, including the specific expiration dates on which the Government would desire to end their occupancy in both the Hoffman Building I and Hoffman Building II. The Security Improvements Restoration Report shall contain a proposed timeline or schedule with respect to the Government's proposed commencement date and proposed completion date of the Security Improvements Restoration Work, and, in the Government's reasonable discretion, to the extent necessary, detailed plans and drawings depicting the Security Improvements Restoration Work proposed to be performed by the

Government. In the event that the Government fails to deliver the Deliverables on or before the Outside Delivery Date, Lessor shall have the right, in its sole and absolute discretion, to terminate this Lease by delivering to the Government thirty (30) days prior written notice of such termination, and, upon the thirtieth (30th) day following the Government's receipt of such termination notice, this Lease shall be deemed null and void and of no further force and effect; provided, however, that such termination shall be null and void in the event the Government delivers the Deliverables to Lessor prior to the date that is thirty (30) days after the date of the Government's receipt of such notice of termination from Lessor. The Government agrees that Lessor shall unequivocally be entitled to rely upon the information and representations contained in the Deliverables and the Government agrees to indemnify the Lessor for any damages the Lessor incurs by virtue of relying upon information contained in the Deliverables to Lessor's detriment.

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, L.P.



Hubert N. Hoffman, III
President

Hoffman Buildings Mgmt. Co., Inc.
(Typed Name & Title)

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VA 22331-0100

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