

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 14

DATE: JUN 12 2006

TO LEASE NO.

GS-11B-80671

ADDRESS OF PREMISES

Approximately 14.77968 acres in the city of Alexandria, Virginia as more particularly described on Schedule 2.1 B attached to the lease.

THIS AGREEMENT, made and entered into this date by and between LCOR Alexandria, L.L.C.

whose address is: c/o LCOR Incorporated
6550 Rock Spring Drive, Suite 280
Bethesda, MD 20817

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

WHEREAS, the parties hereto desire to amend the above Lease, NOW THEREFORE, the parties for the consideration hereinafter mentioned covenant and agree that the said lease is hereby amended as follows:

This Supplemental Lease Agreement is issued to reflect the real estate tax adjustment provided for in section 2.6 of the lease.

The real estate tax adjustment covers the 2nd Half 2005 Real Estate Taxes (July 1, 2005 through December 31, 2005), as follows:

Base Taxes \$5,071,214.00

Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base Amount	Second Half 2005 Taxes	Due Lessor
Madison (Bldg A)	906,235	\$1,925,357.00	\$962,678.50	\$1,461,880.94	\$499,002.44
Knox (Bldg B)	358,715	\$762,114.00	\$381,057.00	\$579,452.07	\$198,395.07
Jefferson (Bldg C)	358,540	\$761,742.00	\$380,871.00	\$578,295.10	\$197,424.10
Randolph (Bldg D)	381,722	\$810,994.00	\$405,497.00	\$615,685.66	\$210,188.66
Remsen (Bldg E)	381,728	\$811,007.00	\$405,503.50	\$615,695.27	\$210,191.77
TOTAL	2,385,940	\$5,071,214.00	\$2,535,807.00	\$3,850,809.04	\$1,315,202.04

The Lessor is entitled to a one-time lump sum payment in the amount of \$1,315,202.04, for Second Half 2005 Real Estate Taxes, payable to:

LCOR Alexandria, L.L.C.
LCOR Inc.
6550 Rock Spring Drive
Suite 280
Bethesda, MD 20817

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:

LCOR Alexandria, L.L.C.

BY:

E.V.P.

(Title)

LCOR Alexandria LLC

(Address)

Contracting Officer, GSA, NCR, PHS, Triangle Service Center
(Official Title)