

<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</p> <p style="text-align: center;">No. 16 Page 1 of 3</p>	<p style="text-align: center;">DATE</p> <p style="text-align: center;">AUG 14 2006</p>
<p style="text-align: center;">TO LEASE NO. GS-11B-LVA80671</p>		

ADDRESS OF PREMISES: Madison Building at 600 Dulany Street, Remsen Building at 400 Dulany Street, Jefferson Building at 500 Dulany Street, Randolph Building at 401 Dulany Street, and Knox Building at 501 Dulany Street.

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 as provided herein.

NOW THEREFORE, these parties, for the considerations hereafter mentioned, covenant and agree that the said lease is amended effective August 24, 2005, as follows:

This Supplemental Lease Agreement addresses five actions which result in an increase to the current Annual Rent from \$68,574,929.55 to \$69,872,186.13 with the monthly rent increasing from \$5,714,577.46 to \$5,822,682.18. The Base Rent is increased from \$60,151,156.80 to \$60,305,968.80 and the Service Agreement Rent is increased by the sum of \$1,113,598.00 (Additional Service Rent) and related CPI of \$28,846.58, from \$8,423,772.75 to \$9,566,217.33. These actions are: (i) to comply with Article 6.1.1 of the Lease as it relates to the initial five (5) years of the lease term obligating the Government to make an equitable adjustment to the Service Agreement Rent and operating cost base once the fit-out is completed, and to incorporate the increased annual operating costs applicable to the initial five years of the Lease term as previously agreed to by the Government and the Lessor, as delineated in CO-131 (Exhibit B) into the Annual Rent, (ii) to confirm the application of a credit due from the Lessor to the Government for overpayment of additional services for Building B pursuant to CO-210, (iii) to confirm the Government's previous payments related to the additional operating services prior to August 24, 2005 and to affirm the CPI increase attributable to the initial Service Agreement Rent, and to apply the CPI associated with the Additional Service Rent. (iv) to provide for a one time credit to the Government for overpayment of operating services for Building B and a one time catch-up payment of deficient rent to the Lessor and (v) to instruct treatment of future payments for additional operating services once the current 5-year adjustment expires. The calculations required to reach these totals are accounted for in Exhibit A - Rent Analysis. Paragraph 10 identifies the Exhibits to this SLA.

SEE CONTINUATION PAGES 2 - 3 TO THIS SLA

The Lease, as previously modified and amended by SLAs 1-15 and 17, and as modified by this SLA 16, shall remain in full force and in effect.

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

LESSOR: LCOR ALEXANDRIA L.L.C., by LCOR PTO Headquarters LLC., its Managing Member, by LCOR Property Company Private L.L.C., its Managing Member

\_\_\_\_\_  
(Signature)  
IN THE PRESENCE OF (witnessed by):  
\_\_\_\_\_  
(Signature)

Executive Vice President  
\_\_\_\_\_  
(Title)  
6550 Rock Spring Dr., Ste. 280  
Bethesda, MD 20817  
\_\_\_\_\_  
(Address)

UNITED STATES OF AMERICA  
BY \_\_\_\_\_

Contracting Officer, GSA, NCR, PBS  
\_\_\_\_\_  
(Official Title)

*mwH*