

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 31	DATE DEC 8 2009																																										
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-11B-80671																																											
ADDRESS OF PREMISES Madison Bldg (600 Dulany Street), Remsen Bldg (400 Dulany Street), Jefferson Bldg (500 Dulany Street, Randolph Bldg (401 Dulany Street), and Knox Bldg (501 Dulany Street), Alexandria, VA																																												
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 Second Half 2009 Real Estate Taxes (July 1, 2009 through December 31, 2009), as follows:																																												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Building Description</th> <th style="text-align: right;">Rentable SF per SLA 6</th> <th style="text-align: right;">Building Base Amount</th> <th style="text-align: right;">Half Year Base Amount</th> <th style="text-align: right;">2nd Half 2009 Taxes</th> <th style="text-align: right;">Due Lessor</th> </tr> </thead> <tbody> <tr> <td>Madison (Bldg A) 600 Dulany</td> <td style="text-align: right;">906,235</td> <td style="text-align: right;">\$1,925,357.00</td> <td style="text-align: right;">\$962,678.50</td> <td style="text-align: right;">\$1,657,973.13</td> <td style="text-align: right;">\$695,294.63</td> </tr> <tr> <td>Knox (Bldg. B) 501 Dulany</td> <td style="text-align: right;">358,715</td> <td style="text-align: right;">\$762,114.00</td> <td style="text-align: right;">\$381,057.00</td> <td style="text-align: right;">\$656,167.71</td> <td style="text-align: right;">\$275,110.71</td> </tr> <tr> <td>Jefferson (Bldg C) 500 Dulany</td> <td style="text-align: right;">358,540</td> <td style="text-align: right;">\$761,742.00</td> <td style="text-align: right;">\$380,871.00</td> <td style="text-align: right;">\$656,167.71</td> <td style="text-align: right;">\$275,296.71</td> </tr> <tr> <td>Randolph (Bldg D) 401 Dulany</td> <td style="text-align: right;">381,722</td> <td style="text-align: right;">\$810,994.00</td> <td style="text-align: right;">\$405,497.00</td> <td style="text-align: right;">\$698,692.53</td> <td style="text-align: right;">\$293,195.53</td> </tr> <tr> <td>Remsen (Bldg E) 400 Dulany</td> <td style="text-align: right;">381,728</td> <td style="text-align: right;">\$811,007.00</td> <td style="text-align: right;">\$405,503.50</td> <td style="text-align: right;">\$698,692.53</td> <td style="text-align: right;">\$293,189.03</td> </tr> <tr> <td style="text-align: center;">TOTAL</td> <td style="text-align: right;">2,386,940</td> <td style="text-align: right;">\$5,071,214.00</td> <td style="text-align: right;">\$2,535,607.00</td> <td style="text-align: right;">\$4,367,693.61</td> <td style="text-align: right;">\$1,832,086.61</td> </tr> </tbody> </table>			Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base Amount	2nd Half 2009 Taxes	Due Lessor	Madison (Bldg A) 600 Dulany	906,235	\$1,925,357.00	\$962,678.50	\$1,657,973.13	\$695,294.63	Knox (Bldg. B) 501 Dulany	358,715	\$762,114.00	\$381,057.00	\$656,167.71	\$275,110.71	Jefferson (Bldg C) 500 Dulany	358,540	\$761,742.00	\$380,871.00	\$656,167.71	\$275,296.71	Randolph (Bldg D) 401 Dulany	381,722	\$810,994.00	\$405,497.00	\$698,692.53	\$293,195.53	Remsen (Bldg E) 400 Dulany	381,728	\$811,007.00	\$405,503.50	\$698,692.53	\$293,189.03	TOTAL	2,386,940	\$5,071,214.00	\$2,535,607.00	\$4,367,693.61	\$1,832,086.61
Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base Amount	2nd Half 2009 Taxes	Due Lessor																																							
Madison (Bldg A) 600 Dulany	906,235	\$1,925,357.00	\$962,678.50	\$1,657,973.13	\$695,294.63																																							
Knox (Bldg. B) 501 Dulany	358,715	\$762,114.00	\$381,057.00	\$656,167.71	\$275,110.71																																							
Jefferson (Bldg C) 500 Dulany	358,540	\$761,742.00	\$380,871.00	\$656,167.71	\$275,296.71																																							
Randolph (Bldg D) 401 Dulany	381,722	\$810,994.00	\$405,497.00	\$698,692.53	\$293,195.53																																							
Remsen (Bldg E) 400 Dulany	381,728	\$811,007.00	\$405,503.50	\$698,692.53	\$293,189.03																																							
TOTAL	2,386,940	\$5,071,214.00	\$2,535,607.00	\$4,367,693.61	\$1,832,086.61																																							
The Lessor is entitled to a one-time lump sum payment in the amount of \$1,832,086.61, for Second First Half 2009 Real Estate Tax escalation adjustment, payable to: <div style="text-align: center;"> LCOR Alexandria, L.L.C. LCOR Inc. 6550 Rock Spring Drive Suite 280 Bethesda, MD 20817 </div>																																												
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 _____ (Signature) _____ (Title)																																												
IN THE PRESENCE OF _____ (Signature) _____ (Address)																																												
UNITED STATES OF AMERICA BY _____ Contracting Officer, GSA, NCR, PBS, Triangle Service Center (Official Title)																																												