

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 8 TO LEASE NO. <b>GS-11B-80671</b>	DATE <b>MAR 17 2005</b>																																										
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 <b>LCOR Alexandria, L.L.C.</b> 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 2004 Real Estate Taxes (July 1, 2004 through December 31, 2004), for the Remsen Building and the Jefferson Building only, as follows:																																												
Base Taxes <span style="float: right;">\$5,071,214.00</span>																																												
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Building Description</th> <th style="width:15%;">Rentable SF per SLA 6</th> <th style="width:15%;">Building Base Amount</th> <th style="width:15%;">Half Year Base Amount</th> <th style="width:15%;">Second Half 2004 Taxes</th> <th style="width:10%;">Due Lessor</th> </tr> </thead> <tbody> <tr> <td>Madison (Bldg A)</td> <td>906,235</td> <td>\$1,925,357.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Knox (Bldg. B)</td> <td>358,715</td> <td>\$762,114.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jefferson (Bldg C)</td> <td>358,540</td> <td>\$761,742.00</td> <td>\$380,671.00</td> <td>\$557,324.37</td> <td>\$176,453.37</td> </tr> <tr> <td>Randolph (Bldg D)</td> <td>381,722</td> <td>\$810,994.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Remsen (Bldg E)</td> <td>381,728</td> <td>\$811,007.00</td> <td>\$405,503.50</td> <td>\$594,427.92</td> <td>\$188,924.42</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>2,386,940</b></td> <td><b>\$5,071,214.00</b></td> <td><b>\$786,374.50</b></td> <td><b>\$1,151,752.29</b></td> <td><b>\$365,377.79</b></td> </tr> </tbody> </table>	Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base Amount	Second Half 2004 Taxes	Due Lessor	Madison (Bldg A)	906,235	\$1,925,357.00				Knox (Bldg. B)	358,715	\$762,114.00				Jefferson (Bldg C)	358,540	\$761,742.00	\$380,671.00	\$557,324.37	\$176,453.37	Randolph (Bldg D)	381,722	\$810,994.00				Remsen (Bldg E)	381,728	\$811,007.00	\$405,503.50	\$594,427.92	\$188,924.42	<b>TOTAL</b>	<b>2,386,940</b>	<b>\$5,071,214.00</b>	<b>\$786,374.50</b>	<b>\$1,151,752.29</b>	<b>\$365,377.79</b>		
Building Description	Rentable SF per SLA 6	Building Base Amount	Half Year Base Amount	Second Half 2004 Taxes	Due Lessor																																							
Madison (Bldg A)	906,235	\$1,925,357.00																																										
Knox (Bldg. B)	358,715	\$762,114.00																																										
Jefferson (Bldg C)	358,540	\$761,742.00	\$380,671.00	\$557,324.37	\$176,453.37																																							
Randolph (Bldg D)	381,722	\$810,994.00																																										
Remsen (Bldg E)	381,728	\$811,007.00	\$405,503.50	\$594,427.92	\$188,924.42																																							
<b>TOTAL</b>	<b>2,386,940</b>	<b>\$5,071,214.00</b>	<b>\$786,374.50</b>	<b>\$1,151,752.29</b>	<b>\$365,377.79</b>																																							
The Lessor is entitled to a one-time lump sum payment in the amount of <u>\$365,377.79</u> for Second Half 2004 Real Estate Taxes, payable to: <div style="text-align: center; margin-left: 200px;"> 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)																																												
Contracting Officer, GSA, NCR, PBS, Triangle Service Center (Official Title)																																												