

APR 6 2005

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
No. 9  
TO LEASE NO. GS-11B-80671

DATE

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 2004 Real Estate Taxes (July 1, 2004 through December 31, 2004), for the Madison Building and the Randolph Building only, as follows:

Base Taxes \$5,071,214.00

Building Description	Rentable SF per SLA 6	Building Base Amount	Base Applicable in 2004	Second Half 2004 Taxes	Due Lessor
Madison (Bldg A)	906,235	\$1,925,357.00	\$483,969.52	\$698,754.83	\$214,785.31
Knox (Bldg. B)	358,715	\$762,114.00	\$ -	\$ -	\$ -
Jefferson (Bldg C)	358,540	\$761,742.00	\$ -	\$ -	\$ -
Randolph (Bldg D)	381,722	\$810,994.00	\$203,856.42	\$300,920.24	\$97,063.82
Remsen (Bldg E)	381,728	\$811,007.00	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>2,386,940</b>	<b>\$5,071,214.00</b>	<b>\$687,825.94</b>	<b>\$999,675.07</b>	<b>\$311,849.13</b>

The Lessor is entitled to a one-time lump sum payment in the amount of \$311,849.13 for Second Half 2004 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.

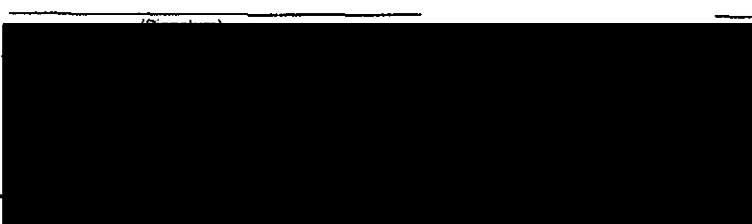
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR:  
LCOR Alexandria, L.L.C.

BY \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

IN THE PRESENCE OF



\_\_\_\_\_  
(Address)

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