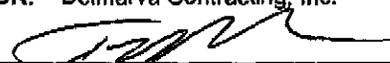
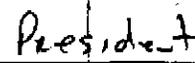


<p>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES</p> <p>SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT No. 4 Page 1 of 3 TO LEASE NO. GS-03B-09397</p>	<p>DATE 2-11-11</p>
<p>ADDRESS OF PREMISE 2525 Celebrate Virginia Parkway Fredericksburg, VA 22406-8212</p>		<p>Pegasys Document Number (PDN)</p>
<p>THIS AGREEMENT, made and entered into this date by and between Delmarva Contracting, Inc. whose address is 5778 Westchester St. Alexandria, VA 22310-1145 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to establish the square footage, establish the lease term, establish the annual rent, and establish the rental rate for the lease term.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 01, 2011 as follows:</p> <p>A. Paragraph 1 of Standard Form 2 of the Lease as amended by Supplemental Lease Agreement # 2 is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:</p> <p>"1. The Lessor hereby leases to the Government the following described premises: Approximately 46,813 rentable square feet yielding 43,187 ANSI/BOMA office area square feet of office space and an additional approximately 3,387 rentable square feet (yielding approximately 3,125 ANSI/BOMA Office Area square feet) of free space (for which the Government will not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 46,813 rentable/43,187 ANSI/BOMA office area square footage indicated above, for a total of approximately 50,200 rentable square feet, (yielding approximately 46,312 ANSI/BOMA Office Area square feet and related space) with two hundred forty five (245) on-site secured parking spaces under lease, at 2525 Celebrate Virginia Parkway, Fredericksburg, VA, 22406-8212 to be used for such purposes as determined by the General Services Administration."</p> <p>B. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:</p> <p>"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 01, 2011 through January 31, 2026, subject to termination and renewal rights as may be hereinafter set forth."</p> <p>C. Paragraph 3 of Standard Form 2 as amended by Supplemental Lease Agreement Number 1 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:</p> <p>"3. The Government shall pay the Lessor annual rent of \$1,372,535.63 at the rate of \$14,377.96 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :</p> <p>"Delmarva Contracting, Inc. P.O. Box 10395 Alexandria, VA 22310"</p> <p>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.</p>		
<p>LESSOR: Delmarva Contracting, Inc.</p>		
<p>BY  (Signature)</p>	<p> President (Title)</p>	
<p>IN THE PRESENCE OF</p>		
<p> Janet B. Rednick (Signature)</p>	<p> (Address)</p>	
<p>UNITED STATES OF AMERICA General Services Administration, PBS, South Branch</p>		
<p>BY  (Signature)</p>	<p>Contracting Officer (Official Title)</p>	

SCANNED

**SUPPLEMENTAL LEASE AGREEMENT
No. 4**

Page 3 of 3

**TO LEASE NO.
GS-03B-09397**

Years 11 through 15: Annual Rent: \$1,108,474.00
Shell Rent: \$904,767.65 per year or \$20.95 per ANSI/BOMA Office Area Square Foot (ABOA)

Annual Cost of Services: \$204,706.38 per year or \$4.74 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per SFO Paragraph 4.3, "Operating Costs"

"The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$2,364,779.63 or \$51.06 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 7.5% amortization rate over the term of 15 years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 7.5% amortization rate. As previously stated, the Lessor has amortized the cost of the Tenant Improvements over 15 years, but is only charging the Government for 10 years worth of Tenant Improvements. The remaining 5 years are provided at no cost to the Government.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.

In accordance with the lease negotiations, the lessor has offered free shell rent to the Government for the first six (6) months of the lease. Therefore, the Lessor shall be paid only operating costs and tenant improvement costs for the first six (6) months of the lease.

All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including the free space."

All other terms and conditions of the lease shall remain in force and effect.

Initials:
Lessor

Govt

RECEIVED
FEB 11 2011