

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 03B-20068

Pegasys Document Number (PDN)

ADDRESS OF PREMISES 116 Lakeview Parkway
Suffolk, Virginia 23435

THIS AGREEMENT, made and entered into this date by and between
Fortress GSA Suffolk, LLC
1251 Avenue of the Americas, 16th Floor
whose address is New York, NY 10020

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. This SLA reimburses the landlord for increased
operating costs for additional HVAC equipment and re-establishes the base year for escalations.
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective October 1, 2004, as follows:

A. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety
and substituting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rental of \$4,246,806.65 at the rate of \$353,900.55 per month in
arrears. Rent for a lesser period shall be prorated".

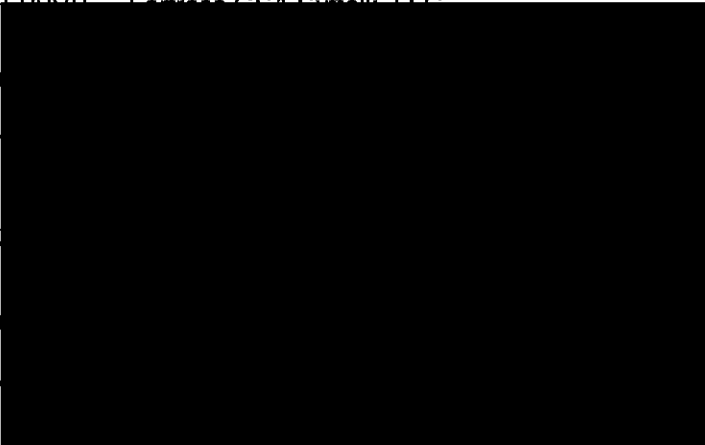
A. Paragraph 11 of the Lease Rider is hereby amended by deleting the existing text in its entirety and
substituting in lieu thereof the following:

"11. For the purposes of determining the base rate for all future escalations to the operating cost the
Government agrees that the base rate of \$917,626.70 is acceptable. This figure includes the Government's
pro-rated share of operating costs. The Government retains the right to inspect and review the Lessor's records
to verify the costs listed on the 1217, the attached itemized cost breakdown of all additional HVAC equipment,
and/or require a certified audit report. The basis for annual operating cost escalations will be revised U. S. All
Cities Average Consumer Price Index for Wage Earners and Clerical Workers".

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 Fortress GSA Suffolk, LLC



VICE PRESIDENT

(Title)

*C/O FORTRESS INVESTMENT GROUP LLC
70 BOX 844 181 BAY ST STE 3210
TORONTO, ONTARIO M5H 2T5*

(Address)

Contracting Officer

(Official Title)

B. Section 3.5, OPERATING COSTS GSAR 552.270.23 (06/85), Page 48 is hereby amended by deleting the first paragraph in its entirety and substituting in lieu thereof the following:

"(A) October 1, 2004 shall be the date on which the new operating cost base of \$917,626.70 is effective. The first escalation shall be processed on October 1, 2005, and each year after on the anniversary date of this amendment, the Government shall pay adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy".