

FIRST AMENDMENT TO DEED OF LEASE

This FIRST AMENDMENT TO DEED OF LEASE ("First Amendment") is made and entered into this 26th day of June, 2001, by and between MCLEAN COMMERCIAL CENTER PARTNERS L.P., ("Landlord"), a Virginia limited partnership, and DR. WENDY GARSON, DR. ROBERT JACOBS, and DR. DUC NGUYEN (jointly and severally, "Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into a Deed of Lease ("Lease") dated September 10, 1998, pursuant to which Landlord leased to Tenant and Tenant leased from Landlord office space on the third floor (Suite 300) in the building at 6849 Old Dominion Drive, McLean, VA 22101 ("Building"), consisting of 3,057 square feet of Net Rentable Area ("Premises"); and


WHEREAS, Tenant wishes to extend the Term of the Lease;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties hereto, Landlord and Tenant agree as follows:

1. Recitals. The recitals set forth above are incorporated herein by reference.
2. Defined Terms. Defined terms used herein shall have the meaning contained in the Lease unless another definition is provided in the First Amendment.
3. Term. The Term of the Lease is hereby extended for an additional three (3) years ("Renewal Term"), commencing on July 1, 2001 and expiring on June 30, 2004.
4. Base Rent. The Base Rent for the first year of the Renewal Term shall be Eighty Five Thousand Five Hundred Ninety Six and no/100 per year, based upon a rental rate of \$28.00 per square foot of Net Rentable Area. The Base Rent shall be increased by three percent (3%) on July 1 of each succeeding year during the Renewal Term.
5. Improvements. Landlord at its cost shall paint the Premises and clean the carpet.
6. Operating Costs. Tenant's new Base Year shall be calendar year 2001.
7. Ratification. Landlord and Tenant do hereby ratify and confirm the terms of the Lease except to the extent modified by this First Amendment.

LANDLORD:
MCLEAN COMMERCIAL CENTER PARTNERS L.P.,
A Virginia limited partnership

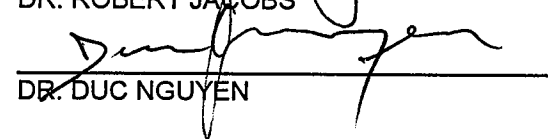
By: McLean Commercial Center, Inc., General Partner

By: 
Scott A. Stupay
Its: President

TENANT:

DR. WENDY GARSON


DR. ROBERT JACOBS


DR. DUC NGUYEN