

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-11B-02240	DATE JAN 25 2012
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ADDRESS OF PREMISES **Executive Building
6100 Executive Blvd
Rockville, MD 20852-3902**

THIS AGREEMENT, made and entered into this date by and between **Portal Enterprises, Inc**

whose address is: **7220 Wisconsin Ave., Suite 200
Bethesda, MD 20814-4855**

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, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective **September 22, 2011** as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	Aug	2010	214.21
Corresponding Index	Aug	2011	223.33
Base Operating Cost Per Lease			\$852,388.01
% Increase in CPI-W			0.042580705
Annual Increase In Operating Cost			\$36,295.28
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$36,295.28

Effective **September 22, 2011** ,the annual rent is increased by **\$36,295.28**

The new annual rent is **\$2,687,856.12** payable at the rate of **\$223,988.01** per month.

The rent check shall be made payable to:

**Portal Enterprises, Inc
7220 Wisconsin Ave., Suite 200
Bethesda, MD 20814-4855**

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: **Executive Building**

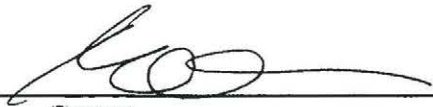
BY _____

(Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  _____

(Signature) _____ Contracting Officer, GSA,NCR,PBS
(Official Title)