

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4	DATE 9/25/02
	TO LEASE NO. GS-11B-00253	

ADDRESS OF PREMISES 3201 Pennsy Drive
Landover, Maryland 20784

THIS AGREEMENT, made and entered into this date by and between **LANDOVER PENNSY, LLC**

whose address is: c/o MGP Real Estate, LLC
15204 Omega Drive
Rockville, Maryland 20850

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 hereafter mentioned covenant and agree that the said lease is amended effective upon execution of this Supplemental Lease Agreement by the Government and the Lessor, as follows:

This SLA is issued (i) to adjust the annual rent payable by the Government to incorporate the base year real estate tax amount into the annual rent as provided in, and in accordance with, paragraphs 2 and 6 of the Lease, and (ii) to establish the amount of base taxes to be used to determine the Government's percentage share (agreed to be 100%) of increases in real estate taxes during the term of this Lease.

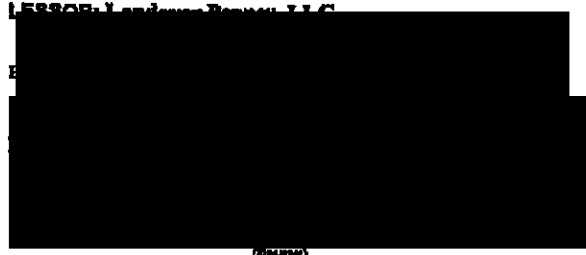
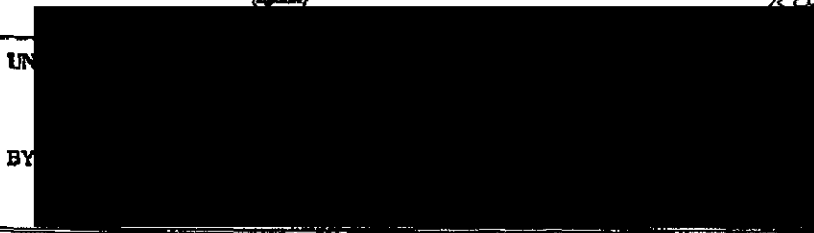
The base year tax amount is agreed to be \$76,825.17 and the Government agrees to pay its share of increases in the real estate taxes for each Prince George's County fiscal year starting with fiscal year 2003 during the term of the Lease.

In consideration of the base year real estate tax amount as set forth above, the Lessor and the Government hereby agree that the annual rent payable under the lease shall be increased by \$76,825.17 per annum effective retroactive to March 19, 2002. The new annual rent is \$1,534,325.17 payable in monthly installments of \$127,860.43, commencing with the rent for the month of October, 2002 payable on the first business day of November, 2002. A one-time, lump sum payment shall be made by the Government to the Lessor in the amount of \$41,097.34 for the period from March 19, 2002 through September 30, 2002 within thirty days of the date of execution of this SLA by the Government.

This document will not constitute a payment obligation on the part of the Government until the date of execution by the Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after the date of execution. No interest will be charged to the Government.

The Lease as hereby modified and amended remains in full force and effect.

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

<p>LESSOR: Landover Pennsy, LLC</p> 	<p>Authorized Person</p> <hr/> <p>c/o MGP Real Estate, LLC 15204 OMEGA DRIVE Rockville, MD 20850</p>
<p>BY</p> 	<p>Contracting Officer, GSA, NCR, PBS, WPD</p> <p>(Official Title)</p>