THIS AGREEMENT, made and entered into this date by and between Landover Pennsy, LLC

whose address is: 6901 Rockledge Drive
Bethesda, MD 20817

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 March 17, 2003 as follows:

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>Corresponding Index</th>
<th>February 2002</th>
<th>173.70</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>February 2003</td>
<td>$253,515.00</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.031663788</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$8,927.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid Per SLA #5</td>
<td>$3,267.67</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td>$4,759.58</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Effective March 17, 2003, the annual rent is increased by $4,759.58.

The new annual rent is $1,670,292.42 payable at the rate of $139,191.03 per month.

The rent check shall be made payable to:

Landover Pennsy, LLC
MGP Real Estate, LLC
6901 Rockledge Drive
Suite #230
Bethesda, MD 20817

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: Landover Pennsy, LLC

BY ____________________________  ____________________________
(Signature)  (Title)

IN THE PRESENCE OF ____________________________  ____________________________
(Signature)  (Address)

GSA FORM 279