

GENERAL SERVICES ADMINISTRATION  
 PUBLIC BUILDINGS SERVICE  
 SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
 No. 10  
 TO LEASE NO. LMD00253

DATE 9/15/04

ADDRESS OF PREMISES  
 3201 Pennsy Drive  
 3201 Pennsy Drive  
 Landover, MD 20785

THIS AGREEMENT, made and entered into this date by and between Landover Pennsy, LLC  
 whose address is: 6901 Rockledge Drive, Suite 230  
 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 as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

|                                    |               |              |
|------------------------------------|---------------|--------------|
| COMPARISON YEAR                    | TAX YEAR 2003 | \$195,474.14 |
| BASE YEAR                          | TAX YEAR 2002 | \$78,825.17  |
| INCREASE                           |               | \$118,648.97 |
| LESS: ENTERPRISE ZONE CREDIT       | \$            | (103,798.72) |
| INCREASED AMOUNT DUE               |               | \$14,850.25  |
| PERCENTAGE OF GOVERNMENT OCCUPANCY |               | 100.00%      |
| AMOUNT DUE TO LESSOR               |               | \$14,850.25  |

The Lessor is entitled to a one-time lump sum payment in the amount of \$14,850.25 payable in arrears. This amount shall be paid with your next rent check:

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)

U  
 E  
 \_\_\_\_\_ Contracting Officer, GSA, NCR, PBS, NoVA  
 (Official Title)