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| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDING SERVICES</b><br><br><b>SUPPLEMENTAL LEASE AGREEMENT</b> | SUPPLEMENTAL<br>AGREEMENT<br>No. 10 | DATE<br><br><i>5/13/08</i> |
|  |                                     |                            |

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|--|---|
| ADDRESS OF PREMISE<br>Wedgewood Building South,<br>Building #3<br>4420 Buckeystown Pike<br>Frederick, MD 21704 | TO LEASE NO.<br><br><b>GS-03B-06310</b> |
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THIS AGREEMENT, made and entered into this date by and between  
  
 85 South, LLC

whose address is 4600 Wedgewood Boulevard, Suite A  
 Frederick, MD 21703

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to process a lump sum payment to the lessor for utility bills.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2008, as follows:

"The Government shall pay the lessor one lump-sum payment in the amount of \$14,054.12 for utility bills from the period of December 8, 2006 to April 11, 2008. The Lessor has submitted invoices to the GSA Contracting Officer. The invoices reference the Lease, describe the utilities provided, and the amount billed. The attached spreadsheet, "Exhibit A", lists all of the utility bills that were provided by the Lessor and included in the lump-sum payment.

Continued on the next page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the above date.

LESSOR  
  
 BY \_\_\_\_\_  
 IN TESTIMONY WHEREOF, the Lessor has hereunto set their hand and seal.  
 \_\_\_\_\_  
 (Signature)

*AUTHORIZED PERSON*  
 (Title)

*4600 WEDGEWOOD BLVD.  
 FREDERICK MD 21703*  
 (Address)

UNITED STATES OF AMERICA/GSA/PBS/Chesapeake Service Center

BY \_\_\_\_\_

Contracting Officer  
 (Official Title)