SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
CITY CRESCENT BUILDING
10 SOUTH HOWARD STREET
BALTIMORE, MARYLAND  21201

THIS AGREEMENT, made and entered into this date by and between
CITY CRESCENT LIMITED PARTNERSHIP
c/o OTIS WARREN REAL ESTATE SERVICES

whose address is
10 SOUTH HOWARD STREET
BALTIMORE, MARYLAND,  21201

to 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 mentioned, covenant and agree that the said
Lease is amended, effective  JULY 1, 1994

A.) The City Crescent Limited Partnership agrees to pay $24,122.72 to the
Government for services not received per Paragraph 3.10, Adjustment for Vacant
Premises, Lease GS-03B09074, at the City Crescent Building, 10 South Howard
Street, Baltimore, Maryland.

B.) This rental reduction will be made via two, equal, rental deductions of
$12,061.36 each in July and August of 1994. This shall represent final settlement
of all claims for Adjustment for Vacant Premises, for the period of time the
Government leased space was vacant between March 31, 1993 to July 1, 1994.

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  CITY CRESCENT LIMITED PARTNERSHIP

BY: Otis Warren of Maryland, City Crescent
President

BY  GSA

GSA FORM 276 (REV. 7-67)