

ADDRESS OF PREMISES
Two White Flint North
11545 Rockville Pike
Bethesda, MD 20852

THIS AGREEMENT, made and entered into this date by and between Lerner Corporation

whose address is:
Lerner Corporation
11501 Huff Court
Bethesda, MD 20895

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	1996	\$622,951.33
BASE YEAR	1994	\$609,197.45
INCREASE		\$13,753.88
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.000%
1996 TAX INCREASE DUE LESSOR		\$13,753.88

The Lessor is entitled to a one-time payment in the amount of \$13,753.88 payable in arrears. Check shall be payable to:

Lerner Corporation
11501 Huff Court
Bethesda, MD 20895

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: Lerner Corporation

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY  4/4/97
(Signature)

Contracting Officer, GSA, NCR, PBS, CBD
(Official Title)