

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 12 <b>TO LEASE NO. GS-11B-10190</b>	<b>DATE</b> MAR - 2 1998
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ADDRESS OF PREMISES 2 WRT FLINT NTH  
 11545 ROCKVILLE  
 BETHESDA, MD 20852

THIS AGREEMENT, made and entered into this date by and between LERNER CORPORATION  
 whose address is: LERNER CORPORATION  
 11501 HUFF COURT, N. BET  
 BETHESDA, MD 20852

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	1997	\$644,309.80
BASE YEAR	1994	\$609,197.46
INCREASE		\$35,112.33
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
TAX INCREASE DUE LESSOR		\$35,112.33

The Lessor is entitled to a one-time payment in the amount of \$35,112.33 payable in arrears. Check shall be payable to:

LERNER CORPORATION  
 11501 HUFF COURT, N. BET  
 BETHESDA, MD 20852

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 \_\_\_\_\_ (Signature) \_\_\_\_\_ Contracting Officer, GSA, NCR, PBS, CBD (Official Title)