GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 14

DATE MAY 19, 1999

TO LEASE NO.
GS-11B-10190

ADDRESS OF PREMISES
11545 Rockville Pike
Rockville, MD 20852

THIS AGREEMENT, made and entered into this date by and between: White Flint North Limited Partnership
C/O Lerner Enterprises
whose address is: 4620 Huff Court
North Bethesda, MD 20895-1094

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is hereby issued to amend SLA #4, to reflect a monthly rent increase from $594,409.47 to $645,547.38 (23.48 x 329,922/12 = $645,547.38, a monthly increase in the amount of $51,137.91) for 329,922, rentable square feet of office
and related space, for Lease Years 6 through 10, effective December 15, 1998 through December 14, 2003.

The following rent terms shall remain the same during the lease term:

Lease years: 11 through 15: $24.92 per rentable square foot $8,221,656.24 per annum/$683,138.02 monthly.
Lease years: 16 through 20: $26.45 per rentable square foot $8,726,436.90 per annum/$727,203.08 monthly.

"This document will not constitute a payment obligation until the date of execution by the United States Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after date of execution."

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.

LENSOR: White Flint North Limited Partnership
By its managing general partner:

Mark D. Lerner, Executive Vice President
Please Print Signature

IN THE

LENDER ENTERPRISES LIMITED PARTNERSHIP
By: Taleco Partners, L.L.C.
its sole general partner

Please Print Signature

UNITED STATES OF AMERICA

Contracting Officer
GSA, NCR, PBS
(Official Title)

GSA DC 68-1176
GSA Form 276, Jul 87