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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 21 <i>24 JCS</i> TO LEASE NO. <i>GS-11B-10190</i> | DATE FEB 19 2004 |
| ADDRESS OF PREMISES 2 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: 11501 Huff Court, N. Bethesda 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. | | |
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| COMPARISON YEAR | 2003 | \$946,886.74 |
| NO BASE YEAR | | \$609,197.45 |
| INCREASE | | \$337,689.29 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | | 100.00% |
| AMOUNT DUE TO LESSOR | | \$337,689.29 |
| The Lessor is entitled to a one-time lump sum payment in the amount of payable in arrears. This amount shall be paid with your next rent check: | | \$337,689.29 |
| White Flint North L.P. c/o Lerner Corporation 11501 Huff Court, N. Bethesda 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 | <i>Yvette Green</i> | Contracting Officer, GSA, NCR, PBS, NoVA (Official Title) |