


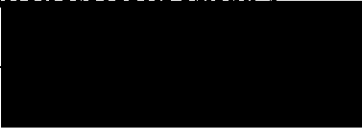


<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT NO. 28</b>	<b>DATE 6/4/04</b>
		<b>TO LEASE NO. GS-11B-10190</b>
<b>ADDRESS OF PREMISES</b> Two White Flint North 11545 Rockville Pike N. Bethesda, MD 20852		
<p>THIS AGREEMENT, made and entered into this date by and between: White Flint North, LLLP</p> <p>whose address is: 11501 Huff Court, N. Bethesda          North Bethesda, MD 20895-1094</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, to reflect the following:</p> <p>1. This Supplemental Lease Agreement(SLA) is hereby issue reflect the effective rent date for 18,000, net rentable square feet of office space to run coterminous with the initial block of space in the amount of 329,922 square feet of space and five(5) level of parking garage (250,000 net rentable square feet of space), for the following rates:</p> <p>The period from Dec. 15, 2003 through Dec. 14, 2008, \$23.92, per rentable sq. ft. (\$430,560.00/annually/ \$35,880.00/monthly)</p> <p>The period from Dec. 15, 2008 through Dec. 14, 2013, \$25.45, per rentable sq. ft.(\$458,100.00/annually/\$38,175.00/monthly)</p> <p>2. This SLA also reflects the total combined annual rent for the RSF and Parking Garage as noted below:</p> <p>The total annual rent for the period between December 15, 2003, and December 14, 2008, is \$9,147,415.24.          The total annual rent for the period between December 15, 2008, and December 15, 2013, is \$9,756,986.90.</p> <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
		<p>LESSOR:          WHITE FLINT NORTH, LLLP          By its managing general partner          LERNER ENTERPRISES LIMITED PARTNERSHIP          By: Taleco Partners, L.L.C.               its Sole General Partner</p> <p>By:           Mark D. Lerner          Executive Vice President </p>
<p>BY </p>	<p><u>Contracting Officer</u>  <u>GSA, NCR, PBS</u>          (Official Title)</p>	