GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

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 Bet
Bethesda, MD 20855

hereinafter called the Lessee, 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 covenanted and agree that the said Lease is
hereby amended as follows:

Issued to reflect annual real estate tax escalation provided for in the basic lease agreement.

| COMPARISON YEAR | 2006 | $958,861.79 |
| BASE YEAR | 1994 | $608,197.45 |

DECREASE: $349,664.34

PERCENTAGE OF GOVERNMENT OCCUPANCY: 100.00%

Amount Paid under SLA 29 dated 12/19/06: $350,510.18
Amount Paid under SLA 29 Revised dated 02/15/2007: $16,018.50
Total paid in taxes for 2006: $366,528.68
Credit back to the Government: ($16,018.50)

The Government is entitled to a one-time withheld payment in the amount of
payable in arrears. This amount shall be withheld from your next rent check:

$16,018.50

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSEE: Lerner Corporation

BY: ____________________________
(Signature)

IN THE PRESENCE OF: ____________________________
(Signature) (Address)

UNIVERSITY OF NORTH CAROLINA
BY: ____________________________
(Signature)

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