GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL AGREEMENT No. 30
DATE JUN - 5 2003

2 White Flint North
1545 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 20885

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

| COMPARISON YEAR | 2007 | $979,968.13 |
| BASE YEAR       | 1994 | $609,197.45 |
| DECREASE        | $370,200.68 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 100.00% |
| AMOUNT DUE      | $370,200.68 |

The Lessor is entitled to a one-time lump sum payment in the amount of $370,200.68 payable in arrears. This amount shall be paid with your next rent check:

White Flint North, LP
do Lerner Corporation
11501 Huff Court, N Bet
Bethesda, MD 20885

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 ____________________________

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

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