THIS AGREEMENT, made and entered into this date by and between Lerner Corporation

whose address is: 11501 Huff Court, N Bet
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 effective December 15, 2008 as follows:

Issued to reflect the operating cost escalation provided for in the basic lease agreement.

The total rent for the period between Dec. 15, 2008 and Dec. 14, 2013 is $9,756,986.90 per SLA 28.

Effective December 15, 2008, the annual rent is increased by $609,571.66
The new annual rent is $9,756,986.90 payable at the rate of $813,082.24 per month.
The rent check shall be made payable to:

White Flint North Limited Partnership
11501 Huff Court, N Bet
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

\[Signature\] \[Title\]

IN THE PRESENCE OF

\[Signature\] \[Address\]

UNITED STATES OF AMERICA

\[Contracting Officer, GSA, NCR, PBS, Metropolitan Service Center\] 
(Official Title)