GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT No. 32 Revised

DATE: MAR 8, 2011

TO LEASE NO.: GS-11B-10180

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 20885

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 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.

<table>
<thead>
<tr>
<th>Comparison Year</th>
<th>2009</th>
<th>$1,041,817.51</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Year</td>
<td>1994</td>
<td>$609,197.45</td>
</tr>
<tr>
<td>Decrease</td>
<td>$432,620.06</td>
<td></td>
</tr>
<tr>
<td>Percentage of Government Occupancy</td>
<td>100.00%</td>
<td></td>
</tr>
<tr>
<td>Amount Due</td>
<td>$432,620.06</td>
<td></td>
</tr>
<tr>
<td>Amount Paid Under Original SLA 32</td>
<td>$463,695.30</td>
<td></td>
</tr>
<tr>
<td>Amount Due Back to the Government</td>
<td>($31,075.24)</td>
<td></td>
</tr>
</tbody>
</table>

The Government is entitled to a one-time lump sum withhold in the amount of ($31,075.24) payable in arrears. This amount shall be withheld from 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)

CONTRACTING OFFICER: GSA, NCR, PBS

(By Official Title)

GSA FORM 310