

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 11	DATE
	TO LEASE NO. GS-11B-10258	

ADDRESS OF PREMISES
Center Bldg. No 2
3700 EAW Highway
Hyattsville, Md. 20743

THIS AGREEMENT, made and entered into this date by and b Prince George Center, Inc.
whose address is: Prince George Center, Inc.
6525 Belcrest Road, Suite 300
Landover, Md 20782

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

BASE YEAR	1992	\$490,754.00
COMPARISON YEAR	1993	\$427,668.00
INCREASE		\$63,086.00
PERCENTAGE OF GOVERNMENT OCCUPANCY		99.40%
TAX INCREASE DUE LESSOR		\$62,707.48
INTEREST FOR DELAYED PAYMENT		\$3,950.57
TOTAL DUE LESSOR		\$66,658.06

The Lessor is entitled to a one-time payment in the amount of \$66,658.06 payable in arrears. Check shall be payable to:

Prince George Center, Inc.
6525 Belcrest Road, Suite 300
Landover, Md 20782

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.

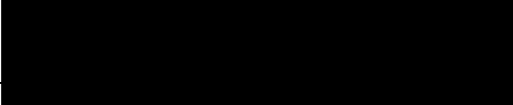
LESSOR: Prince George Center, Inc.

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  4/18/97 Contracting Officer, GSA, NCR, PBS, CBD
(Official Title)