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<p>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p>SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT</p> <p>NO. 15</p> <p>LEASE NO. GS-11B-10258</p>	<p>DATE</p> <p>9/9/98</p>
<p>ADDRESS OF PREMISES: Metro II 3700 East West Highway Hyattsville, MD 20782</p>		
<p>THIS AGREEMENT, made and entered into this date by and between Prince Georges Center, Inc. whose address is: 6525 Belcrest Road Suite 300 Hyattsville, MD 20782</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p>		
<p>WHEREAS, the parties hereto desire to amend the above Lease.</p>		
<p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon execution</u> as follows:</p>		
<p>The Lease is hereby amended to reflect an adjustment for electrical consumption of the 2nd floor computer room and any other extraordinary electrical consumption by the Government in the leased premises based upon consumption up to and as of July 1, 1998.</p>		
<ol style="list-style-type: none"> 1. Effective October 1, 1998, the Government will begin paying an additional \$100,000 per annum, which amount will be subject to future escalations in accordance with CPI adjustments for operating costs as already provided under the lease. 2. For the period between May 1 1994 and September 30, 1998, full and final settlement of the Government's total obligation for this adjustment is \$371,666. The Government shall have the option to either pay this amount as a lump sum on or before October 30, 1998. Alternatively, the Government may amortize this amount into the remaining term of the lease, at a fixed annual interest rate of 9.5%. Payments over the remaining 156 months of the current lease term, until September 30, 2012, would be \$49,888.20 per annum, or \$4,157.35 per month. The Government shall have the right to pay off, without penalty, any remaining principle balance at any point during the amortization period. Once the principle balance is payed off, the Government will discontinue payments. If the Government's occupancy should be terminated, pursuant to the terms of the Lease, before September 30, 2012, then the Government will be obligated to reimburse the lessor a lump sum payment of any remaining principle. This amount is not subject to any future escalations. 		
<p>All other terms and conditions of the lease shall remain in force and effect.</p>		
<p>IN WITNESS WHEREOF, the undersigned</p>	<p>has subscribed their names as of the above date.</p>	
<p>LESSOR</p>	<p>PRINCE GEORGES CENTER, INC.</p>	
<p>By _____ (Signature)</p>	<p>_____</p>	<p><i>Erica Vice Pres</i> (Title)</p>
<p>In The Presence Of _____</p>	<p>_____</p>	<p>6525 Belcrest Road, Suite 300 Hyattsville, MD 20782 (Address)</p>
<p>UNITED STATES OF AMERICA:</p>	<p>_____</p>	<p>CONTRACTING OFFICER GSA, NCR, PBS, RED (Official Title)</p>