

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE  
AGREEMENT NUMBER 22  
Page 1 of 4

DATE  
NOV 10 1999

TO LEASE GS-11B-10258

ADDRESS OF PREMISES: Metro II  
3700 East West Highway  
Hyattsville, MD 20782

**THIS AGREEMENT** is made and entered into this date by and between Prince George Center, Inc., whose address is:

Suite 300  
6525 Belcrest Road  
Hyattsville, MD 20782

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

**WHEREAS**, the parties desire to amend the above lease, **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective upon execution by the Government.

This supplemental lease agreement (SLA) is issued to document full and final settlement of tax adjustments under this lease for the years 1993, 1994, 1995, 1996, 1997 and 1998.

Continued on following page.

**IN WITNESS WHEREOF**, the parties subscribed their names as of the above date.

**LESSOR:** Prince George Center, Inc.

BY

[Redacted Signature]

*President*  
\_\_\_\_\_  
(Title)

IN THE PRESENCE OF (witnessed by):

[Redacted Signature]

*6525 Belcrest Rd #300  
Hyattsville, Md 20782*  
\_\_\_\_\_  
(Address)

UNITED STATES OF AMERICA

BY

[Redacted Signature]

*11/10/99*

\_\_\_\_\_  
Contracting Officer  
(Title)

Prince Georges tax years run from July 1 through June 30 of the subsequent year. For years through 1991-1992 the tax parcel supporting Metro II was account number 17-65565-11, 8.7786 acres. In 1992, Metro II was refinanced. This occasioned redividing the property so that sufficient land supported Metro II to provide for adequate access and parking. The land previously supporting Metro II was divided into two parcels. The land previously supporting Metro I was divided into six parcels, and the land previously supporting Metro III was divided into seven parcels. After subdivision, the parcels were reallocated to the three buildings. After reallocation, six parcels supported Metro II. They totaled 12.3864 acres. The six parcels and their account numbers are shown on page 4 of this Supplemental Lease Agreement. The subdivision by the county was effective with tax year 1993-1994.

The Government paid a total of \$708,612.74 for tax adjustments for 1993 through 1998. Information was received from the lessor on March 1, 1999 that the property used for the base year was not comparable to that used for the comparison years.

The county issued tax bills for the 8.7786 acre parcel for 1991-1992 and 1992-1993 tax years. It was necessary to calculate taxes for subsequent years that were comparable to the 8.779 acre parcel for the base year.

The new parcel containing the building is 17-196473-3. It contains 6.8399 acres. For each year the taxes on an additional 1.9387 acres is added to the taxes for 17-196473-3 in order to be comparable to the base year parcel of 8.7786 acres. All of the other five parcels supporting Metro II were assessed at the same rate per acre. Parcel 17-196486-5 is adjacent to the parcel containing the building. It contains 3.9322 acres. For each year the taxes for 49.3% ( $1.9387 \div 3.9322$ ) of parcel 17-196486-5 have been added to the taxes for 17-196473-3 to arrive at the taxes for the comparison year.

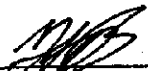
Assessment is done by Prince Georges County every three years. If the assessment rises, the increased assessment is phased in over the three years until the next assessment. The assessment of the subject property was raised by the county, beginning with the 1992-1993 tax year, which affected the assessment (and taxes) also for 1993-1994 and 1994-1995. The lessor successfully appealed this assessment for the parcel containing the building. An attorney was not used in the appeal. The county did not issue a revised tax bill. The only evidence the lessor has been able to obtain of the reduction are printouts from the county showing the refund and interest for each tax year. These documents were received by the Government on March 17, 1999.

In accordance with Page 3 of this SLA, the Government is due a credit of \$230,709.61, which shall be taken as an immediate credit against the rent. The Government reserves the right to recalculate these adjustments if differing information is received in the future.

Interest payments due the lessor on taxes for 1995 through 1998 and due the Government on the above credit is waived.

For future tax adjustments years, the base shall be \$412,442.50. The comparison year shall be the taxes paid on parcel 17-196473-3 plus 49.3% of the taxes on parcel 17-196486-5.

LESSOR



GOVERNMENT

