ADDRESS OF PREMISES

3700 East West Highway
Hyattsville, MD 20743

THIS AGREEMENT, made and entered into this date by and between
Prince George Center, Inc.

Whose address is: 6525 Belcrest Road
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 effective October 1, 2002 as follows:

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>September 1992</th>
<th>139.10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>September 2002</td>
<td>177.00</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,884,445.00</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.272465852</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$513,446.91</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$483,642.61</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td>$29,804.30</td>
<td></td>
</tr>
</tbody>
</table>

Effective October 1, 2002, the annual rent is increased by $29,804.30. The new annual rent is $7,579,207.31 payable at the rate of $631,600.61 per month.

The rent check shall be made 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.

LENDER: Prince George Center, Inc.

BY ___________________________ (Signature) ___________________________ (Title)

IN THE PRESENCE OF

______________________________ (Signature) ___________________________ (Address)

UNITED STATES OF AMERICA

BY ___________________________ (Signature) ___________________________ (Official Title)

Contracting Officer, GSA, NCR, PBS, Realty Services Division