

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 33
TO LEASE NO. LMD10258

DATE NOV 19 2004

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, 2004 as follows:

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

Base (CPI-W-U.S. City Avg)	September	1992	139.10
Corresponding Index	September	2004	186.40
Base Operating Cost Per Lease			\$1,884,445.00
% Increase in CPI-W			0.332854062
Annual Increase In Operating Cost			\$627,245.17
Less Previous Escalation Paid			\$567,636.56
Annual Increase In Operating Cost Due Lessor			\$59,608.61

Effective October 1, 2004, the annual rent is increased by \$59,608.61
The new annual rent is \$7,693,005.57 payable at the rate of \$641,083.80 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.

LESSOR: Prince George Center, Inc.

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

Contracting Officer, GSA, NCR, PBS, Realty Services Division
(Official Title)