

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 40 TO LEASE NO. LMD10258	DATE NOV 17 2006
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ADDRESS OF PREMISES **3700 East West Highway  
Hyattsville, MD 20743**

THIS AGREEMENT, made and entered into this date by and between **Prince George Center II, LLC**  
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, 2006** as follows:

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

<b>Base (CPI-W-U.S. City Avg)</b>	<b>September</b>	<b>1992</b>	<b>139.10</b>
<b>Corresponding Index</b>	<b>September</b>	<b>2006</b>	<b>198.40</b>
<b>Base Operating Cost Per Lease</b>			<b>\$1,884,445.00</b>
<b>% Increase in CPI-W</b>			<b>0.426312006</b>
<b>Annual Increase In Operating Cost</b>			<b>\$803,361.53</b>
<b>Less Previous Escalation Paid</b>			<b>\$757,300.33</b>
<b>Annual Increase In Operating Cost Due Lessor</b>			<b>\$46,061.20</b>

Effective **October 1, 2006**, the annual rent is increased by **\$46,061.20**  
The new annual rent is **\$7,926,054.98** payable at the rate of **\$660,504.58** per month.  
The rent check shall be made payable to:

**Prince George Center II, LLC  
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 II, LLC**

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF \_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA

BY  \_\_\_\_\_  
Contracting Officer, GSA, NCR, PBS, Realy Services Division  
(Official Title)