ENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
No. 43
TO LEASE NO. LMD10258

DRESS OF PREMISES
Metro II
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 Ste. 300
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 covenanted and agree that the said lease is hereby amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

| COMPARISON YEAR | 2007 | $1,129,642.18 |
| BASE YEAR       | 1992 | $412,442.50   |
| INCREASE        |      | $717,199.68   |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 99.40% |
| AMOUNT DUE TO LESSOR | $712,896.48 |

The Lessor is entitled to a one-time lump sum payment in the amount of $712,896.48 payable in arrears. This amount shall be paid with your next rent check:

Prince George Center II, LLC
Suntrust Bank
14401 Sweitzer Lane
Laurel, MD 20707

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)

Contracting Officer, GSA, NCR, PBS, NoVA (Official Title)