

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

6

JUN 12 1995

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO.

GS-11B-10258 "NEG"

ADDRESS OF PREMISES

Prince George Center II  
3700 East West Highway  
Hyattsville, Maryland 20782

THIS AGREEMENT, made and entered into this date by and between **Prince George Center II Limited Partnership, a Delaware limited partnership**

whose address is **C/O Prince George Center, Inc.  
6525 Belcrest Road, Suite 300  
Hyattsville, Maryland 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 mentioned covenant and agree that the said Lease is amended, effective October 1, 1992 as follows:

This Supplemental Lease Agreement is hereby issued to decrease the total square footage under this leasehold agreement by 1,961 net usable square feet (nurf) effective October 1, 1992. This reduction includes two separate blocks of space located on the first floor of the building (see Attachment #1) which were not provided to the Government.

Accordingly, annual rental payments shall be reduced, effective October 1, 1992, by \$35,298.00 to reflect this space reduction. The Government shall pay the Lessor a new annual rent of \$6,843,854.20 at the rate of \$570,321.18 per month in arrears. Rent for a lesser period shall be prorated.

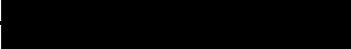
Also effective October 1, 1992, the Operating Expense Cost Base, (as referenced in SFO #90-016, Paragraph 23(A) and attached to the original lease) shall decrease to \$1,774,640.00.

The total square footage is hereby reduced to 354,928 nurf. Accordingly, for Real Estate Tax Adjustments (as referenced in SFO #90-016, Paragraph 22(A) and attached to the original lease) purposes, the percentage of Government occupancy is reduced to 98.90 percent.

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:  R II LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP  
CENTER, INC., A MARYLAND CORPORATION AND MANAGING GENERAL PARTNER

BY:  CE PRESIDENT

6525 Belcrest Road, #300

IN THE PR  ADDRESS Hyattsville, MD 20782

UNITED S

BY:  CONTRACTING OFFICER, GSA, PBS, NCR, RED

MR. DERMIL BROWN

ANTHONY PAGONIS