This Supplemental Lease Agreement is issued to establish the rate of escalation due the Lessor under the terms and conditions of the Real Estate Tax Escalation clause.

REAL ESTATE TAX ESCALATION

CURRENT YEAR TAXES (2003) $1,409,720.71
BASE YEAR TAXES (1994) $1,152,554.35
DIFFERENCE (INCREASE/DECREASE) 257,166.36
GOVERNMENT OCCUPANCY x 0.9900%
LUMP SUM $254,594.70

Accordingly a lump sum payment of $254,594.70 is made to cover the Real Estate Tax Escalation.

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

BY

IN PERSON

UNITED STATES OF AMERICA

CONTRACTING OFFICER

9600 BLACKWELL ROAD
ROCKVILLE, MD 20850

(Address)

(Official Title)