GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 14

ADDRESS OF PREMISES
Silver Spring Metro Center IV
1305 East-West Highway
Silver Spring, MD 20910

THIS AGREEMENT, made and entered into this date by and between the Silver Spring Metro Center IV Limited Partnership

whose address is c/o Foulger Pratt Development, Inc.
1355 Piccard Drive
Rockville, MD 20850

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 upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is issued to incorporate into the Lease the construction cost for the build out of 3,935 WBR net square feet of office and related space on the Retail Level at the above referenced premises.

SUMMARY OF CONSTRUCTION COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>Build out of expansion space on the Retail Level</td>
<td>$150,519.00</td>
</tr>
<tr>
<td>Total Construction Cost</td>
<td>$150,519.00</td>
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</tbody>
</table>

The total construction cost in the amount of $150,519.00 has been paid as lump sum payments.

This sum of $150,519.00 represents a final settlement of all claims related to this Lease for construction of the office and related space on the Retail Level.

The scope of work hereby incorporated into this Lease for the sum listed above, is defined in the Award letter, dated July 10, 1998.

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: Silver Spring Metro Center IV Limited Partnership

BY

(Signature)

(Title)

IN THE PRESENCE OF (witnessed by):

(Signature)

(Address)

UNITED STATES OF AMERICA

Contracting Officer

BY

(Signature)

(Official Title)