

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

7

JUL 25 1995

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-11B-30138

ADDRESS OF PREMISES  Center at Riverside
4700 River Road
Riverdale, Maryland

THIS AGREEMENT, made and entered into this date by and between
Riverside USDA Associates, LLC

COPY

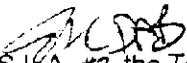
whose address is c/o Burack Partners
355 Lexington Avenue
New York, New York 10017

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 as follows:

This Supplemental Lease Agreement is the final settlement of construction costs for the referenced lease. The Lessor has submitted costs in the amount of \$12,300,000 and negotiated a final complete settlement in the amount of \$11,100,000.00.

The Lessor has agreed, that for the consideration of an \$11,100,00.00 settlement, both the Lessor and all contractors will release the Government from any claims, now and in the future, for the work refereced in Attachment #1.

In accordance with  S.L.A. #3, the Tenant Improvement Allowance amount of \$5,000,000.00 amortized in the Lease is credited to the final settlement. In addition, all payments made to date in the amount of \$4,494,414.55 in cash is credited. The balance due the Lessor will be paid by the following method. An additional \$500,000.00 will be amortized at the interest rate of 7% in the rent for the balance of the Lease and \$1,105,585.45 will be paid in cash ten days after the date of signing of this S.L.A. and receipt of conditional release of claims. Final release of claims will be issued by the Lessor upon receipt of final payment by the Government.

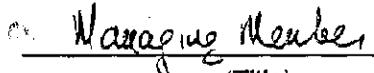
The current amortized amount and the amount increased by this S.L.A. at the rate agreed to in the Lease will only apply to the terms of the current Lease and will not extend past the Lease expiration date.

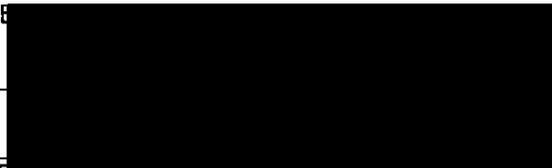
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Riverside USDA Associates, LLC

BY  _____
(Signature)


Managing Member
(Title)

IN THE 

SUITE 445
1450 E ST, N.W.
WASHINGTON, D.C. 20005
(Address)

UNITED STATES OF AMERICA


Contracting Officer, Commercial Broker (WPESTC)
(Official Title)

7/25/95