

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

11

MAY 23 1996

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-11B-30138

ADDRESS OF PREMISES  Center at Riverside
4700 River Road
Riverdale, Maryland, 20737

THIS AGREEMENT, made and entered into this date by and between
Rosecliff Realty College Park I, LLC

whose address is c/o Rosecliff Realty, Inc.
1775 Pennsylvania Avenue, Suite 1000
Washington, D.C. 20006

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 SLA is issued to reflect an increase of \$0.25 per square foot for the period beginning June 1, 1996 through the term of the Lease. This increase represents the amortized payment of \$500,000 for construction costs as defined in SLA #7, executed July 25, 1995.

The new annual rent is \$6,005,496.42 at the rate of \$500,458.03 per month in arrears beginning June 1, 1996.

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

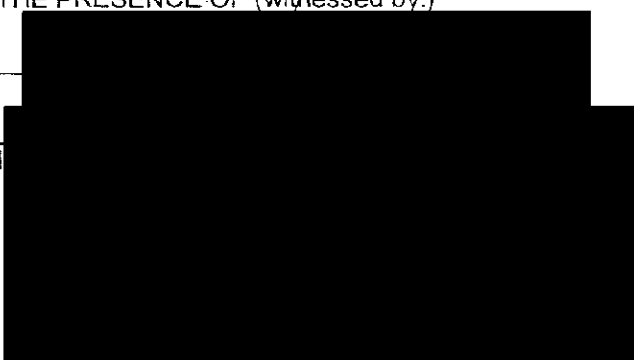
IN WITNESS WHEREOF, the parties have signed their names as of the above date.

LESSOR: Rosecliff Realty College Park I, LLC, a Maryland limited liability

BY  (Signature)

President and CEO
1775 Pennsylvania Ave., NW, #1000
Washington, DC 20006

IN THE PRESENCE OF (witnessed by:)



(Address)

UN

BY

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