SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
4700 River Road
Riverdale, MD

THIS AGREEMENT, made and entered into this date by and between

whose address is:
Rosecliff Realty College
Park I, LLC. - Suite 1000
c/o Rosecliff Realty, Inc.
1775 Pennsylvania Avenue
Washington, DC 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, effective __/__/__/96, as follows:

TO REFLECT OPERATING COST ESCALATION PROVIDED FOR IN THE BASIC LEASE AGREEMENT:

<table>
<thead>
<tr>
<th>BASE (CPI-W-U.S. City Avg</th>
<th>January 1995</th>
<th>147.8</th>
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</thead>
<tbody>
<tr>
<td>CORRESPONDING INDEX</td>
<td>January 1996</td>
<td>151.7</td>
</tr>
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<td></td>
<td></td>
<td>1.026387009</td>
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BASE OPERATING COST PER LEASE $1,268,900.94
INCREASE IN CPI-W $0.026387009
LESS PREVIOUS ESCALATION PAID $0.00
ANNUAL INCREASE IN OPERATING COST $33,482.82

EFFECTIVE FEBRUARY 15, 1996, THE ANNUAL RENTAL IS INCREASED BY $33,482.82. THE NEW ANNUAL RENT IS $6,038,978.92 PAYABLE AT THE RATE OF $221,120.47 PER MONTH IN ARREARS. RENT CHECKS SHALL BE PAYABLE TO:

Rosecliff Realty College Park I, LLC
c/o Rosecliff Realty, Inc.
1775 Pennsylvania Avenue, Suite 1000
Washington, DC 20006

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 ____________________________

(Signature) ____________________________

IN THE PRESENCE OF (witnessed by):

______________________________

(Signature) ____________________________

UNITED STATES OF AMERICA

BY ____________________________

Contracting Officer
GSA NCR PBS RED
(Official Title)

GSA DC 68-1176