

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.  
GS- 03B-40131

ADDRESS OF PREMISES Security West Building  
1500 Woodlawn Drive, Woodlawn, Maryland

THIS AGREEMENT, made and entered into this date by and between  
SECURITY LAND AND DEVELOPMENT COMPANY LIMITED PARTNERSHIP  
c/o the Cafritz Group

whose address is 1735 I Street, NW, Suite 715  
Washington, DC 20016

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 November 1, 1994, as follows:

Paragraph 10 of the Rider To Lease is hereby amended by deleting the existing text in its  
entirety and substituting in lieu thereof the following:

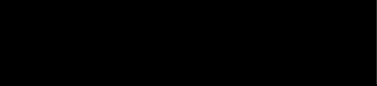
"10. Prior Leases GS-03B-05549 and GS-03B-06285 are mutually agreed to be extended  
from March 9, 1993 through October 31, 1993 (and terminated thereafter), at an annual  
rental of \$4,742,847. The annual rental for the first year of this Lease, November 1,  
1993 through October 31, 1994, is agreed to be \$4,742,847. At the closing of  
financing, the Government shall pay the Lessor \$2,785,769 by directing the escrow  
agent to release the Government's funds held in escrow accordingly. Effective  
November 1, 1994, the Government shall pay the Lessor rent as follows:

- (A) monthly, in arrears, the sum of \$740,178.42 being a fixed amount equal to one-  
sixth of the semi-annual principal and interest due on the Certificates of  
Participation; and
- (B) monthly, in arrears, the sum of \$179,650.46 being a fixed amount equal to one-  
twelfth the operating cost base rental stated in the Rider To Lease, paragraph  
12(A); and

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 Security Land And Development Company Limited Partnership

BY  *Exec. An V.P.*  
(Title)

IN PRES  \_\_\_\_\_  
(Signature) (Address)

UNITED STATES OF AMERICA - Atlantic Region, Chesapeake Realty Services District  
BY  Contracting Officer  
(Official Title)

NO. 1

TO LEASE NO.

GS- 03B-40131

- (C) monthly, in arrears, the sum of \$93,057.00 being the remaining fixed portion of the negotiated rental; and
- (D) monthly, in arrears, the variable amount set forth in the Rider To Lease, paragraph 12(B); and
- (E) as and when due, the variable amount set forth in the Rider To Lease, paragraph 13(A).
- (F) Rent payments shall be made by Electronic Funds Transfer to the financial institution designated by the Lessor.”

Initials:                        
Lessor            Gov't.