

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 38	DATE DEC 30 2005
	TO LEASE NO. GS-03B- 40131 PDN Number: PS0007796	

ADDRESS OF PREMISE Security West Building
1500 Woodlawn Drive
Woodlawn, Maryland 21207-4009

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

Security Land and Development Company Limited Partnership

whose address is C/O Cafritz Interests, Inc. - Suite 600
1660 L Street, NW
Washington, DC 20036-0000

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 December 30, 2005, as follows:

A. NOTICE TO PROCEED: This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed for the removal of the existing carpet and the purchase and installation of new carpet for the Seventh Floor of the Security West High-Rise Building. Lessor acknowledges responsibility for the continued care and maintenance of the new carpet throughout the life of the Lease.

B. Lessor shall furnish, install and maintain all labor, materials, tools, equipment, services, permits and associated work to perform the necessary Carpet Renovations as outlined in this Supplemental Lease Agreement. This SLA consists of the following documents hereto attached and incorporated into the Lease Contract:

1. GSA Form 276
2. Alterations Clauses
3. Scope of Work (SOW)
4. Asbestos/Environmental Inspection/Review
5. Security Clauses
6. Lessor's Cost Proposal
7. Drawings

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 [Redacted Signature] as EVP of its GP
(Signature) (Title)

BY [Redacted Address]
(Address)

UNITED STATES OF AMERICA, GSA, PBS, CHESAPEAKE SERVICE CENTER

BY [Redacted Signature] Contracting Officer
(Official Title)

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C. The total for the carpet renovation project \$256,000.19 and shall be paid via a one-time lump sum payment to the Lessor upon the Government's, GSA and [REDACTED] collectively, inspection, acceptance, approval of the said alterations.

D. CONSTRUCTION SCHEDULE - Upon receipt of this SLA, the Lessor shall develop a construction schedule. The construction schedule shall be reviewed and approved by the Government prior to construction commencing. Progress Meetings shall be held as necessary. All [REDACTED] Security Requirements shall be adhered to during the length of these renovations.

E. PROJECT COMPLETION DATE: The Lessor shall complete all alterations, improvements, and repairs required by this Supplemental Lease Agreement (SLA) and deliver the space by June 1, 2006.

F. PAYMENT: Upon completion of the work, please contact Ms. Jean Starr Forcinito, GSA Contracting Officer, to arrange for an inspection. After inspection and acceptance of such work by the Government, GSA and [REDACTED] collectively, an invoice duly executed by the Lessor for the cost of the work shall be forwarded to:

General Services Administration (GSA)
Greater Southwest Region (7BC)
PO Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice shall also be sent to the GSA Contracting Officer. The invoice shall reference the Lease Number, Supplemental Lease Agreement (SLA) Number, PDN Number, and it must describe the work completed and the amount billed. Payment shall become due within thirty (30) days of receipt of a properly executed invoice. The Pegasys Document Number (PDN) for the alterations project is: PS0007796.

G. It is understood and agreed the Government retains title to all removable property covered by this agreement and may remove the same if so desired. In the event such are not removed by the Government at the end of the lease term or any extension or renewal thereof, title shall rest with the Lessor and all rights of restoration shall be waived.