PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT No. 11
TO LEASE NO. GS-11E-80561

DATE NOV 08 2002

ADDRESS OF PREMISES
Executive Plaza

6120 & 6130 Executive Plaza
Rockville, MD 20852

THIS AGREEMENT, made and entered into this date by and between Rockwood Capital Corporation

whose address is:
325 Greenwich Avenue, 3rd Floor
Greenwich, CT 06830

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 covenant and agree that the said lease is hereby amended as follows:

Issued to reflect annual real estate tax escalation provided for in the basic lease agreement.

| COMPARISON YEAR | 2001 | $666,851.20 |
| BASE YEAR       | 1999 | $620,760.59 |
| DECREASE        | $46,090.60 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 64.5% |
| AMOUNT DUE TO LESSOR | $22,977.29 |

The Lessor is entitled to a one-time lump sum payment in the amount of $22,977.29 payable in arrears. This amount shall be paid with your next rent check:

PB Capital Corporation
66 Hayden Avenue
Lexington, MA 02421

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: Rockwood Capital Corporation

BY

(Signature) ___________________________ (Title) ___________________________

IN THE PRESENCE OF

(Signature) ___________________________ (Address) ___________________________

UNITED STATES OF AMERICA

Contracting Officer, GSA NCR PBS NoVA

(Official Title) ___________________________

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