GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

<table>
<thead>
<tr>
<th>ADDRESS OF PREMISES</th>
<th>Executive Plaza</th>
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<tbody>
<tr>
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<td>6120 &amp; 6130 Executive Blvd</td>
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<td>Rockville, MD 20800</td>
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THIS AGREEMENT, made and entered into this date by and between Executive Plaza, LLC
whose address is:

c/o Prudential
8 Campus Drive
Parsippany, NJ 07054-4469

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 2003 real estate tax escalations provided for in the basic lease agreement.

| COMPARISON YEAR | 2003 | $736,795.46 |
| BASE YEAR       | 1999 | $620,760.59 |
| DECREASE/INCREASE | $116,034.87 |
| Government Share | 64.56% |
| Amount Due for Current Year | $74,912.11 |

The Lessor is entitled to a one-time lump sum payment in the amount of $74,912.11 payable in arrears. This amount shall be payable to the rent check of:

Executive Plaza, LLC
c/o Spaulding & Slye
55 Hayden Avenue
Lexington, MD 02410-7997

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.

LESSEE: Executive Plaza, LLC

IN THE PRESENCE OF

UNITED STATES OF AMERICA

Contracting Officer, GSA NCR PBS Maryland North

GSA FORM 276