SUPPLEMENTAL AGREEMENT

PUBLIC BUILDINGS SERVICE

GENERAL SERVICES ADMINISTRATION

SUPPLEMENTAL LEASE AGREEMENT

No. 22

GS-11B-80561

MAR - 2 2006

ADDRESS OF PREMISES

Executive Plaza

6120 & 6130 Executive Plaza

Rockville, MD 20852

THIS AGREEMENT, made and entered into this date by and between Executive Plaza, LLC

whose address is:

8 Campus Drive

Parsippany, NJ 07054-4409

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 | 2005 | $878,363.16 |
| BASE YEAR       | 1999 | $620,760.59 |

| INCREASE/DECREASE | $257,602.57 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | 64.56% |

| AMOUNT DUE TO LESSOR | $166,308.22 |

The Lessor is entitled to a one-time lump sum payment in the amount of $166,308.22 payable in arrears. This amount shall be paid with your next rent check:

Executive Plaza, LLC
C/O Spaulding & Slye
55 Hayden Avenue
Lexington, MA 02421-7997

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.

LESSOR: Executive Plaza, LLC

By ____________________________ (Signature) ____________________________ (Title)

IN THE PRESENCE OF

By ____________________________ (Signature) ____________________________ (Address)

UNITED STATES OF AMERICA

By ____________________________ Contracting Officer, GSA NCR, PBS, NoVA (Official Title)