GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-80561
SUPPLEMENTAL AGREEMENT No. 24

EXECUTIVE PLAZA
6120 & 6130 Executive Plaza
Rockville, MD 20852

THIS AGREEMENT, made and entered into this date by and between Exec Plaza, LLC
whose address is: 8 Campus Drive
Parsippany, NJ 07054-4409

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.

<table>
<thead>
<tr>
<th>COMPARISON YEAR</th>
<th>2007</th>
</tr>
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<tbody>
<tr>
<td>BASE YEAR</td>
<td>1999</td>
</tr>
<tr>
<td>INCREASE/DECREASE</td>
<td>$383,704.37</td>
</tr>
<tr>
<td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td>
<td>64.56%</td>
</tr>
<tr>
<td>AMOUNT DUE TO LESSOR</td>
<td>$247,719.54</td>
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</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $247,719.54 payable in arrears. This amount shall be paid with your next rent check:

Exec 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: Exec Plaza, LLC

BY: ____________________________
(Signature) ____________________________
(Title)

IN THE PRESENCE OF

______________________________
(Signature) ____________________________
(Address)

UNITED STATES OF AMERICA

BY: ____________________________
(Signature) ____________________________
Contracting Officer. GSA NCR PBS
(Official Title)