GENERAL SERVICES ADMINISTRATION
SUPPLEMENTAL AGREEMENT
TO LEASE NO. GS-11B-01473

ADDRESS OF PREMISES
Ammendale South Tech Park
5901 Ammendale Rd
Beltsville, MD 20705-1202

THIS AGREEMENT, made and entered into this date by and between MOR Ammendale LLC
whose address is:
7061 Columbia Gateway Dr
Columbia, MD 21046-1400

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>BASE YEAR</th>
<th>INCREASE</th>
<th>PERCENTAGE OF GOVERNMENT OCCUPANCY</th>
<th>AMOUNT DUE TO LESSOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>2005</td>
<td>$26,369.77</td>
<td>49.38%</td>
<td>$13,021.39</td>
</tr>
</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of $13,021.39 payable in arrears. This amount shall be paid in your next rent check:

MOR Ammendale LLC
Manekin Corporation
7061 Columbia Gateway Dr
Columbia, MD 21046-1400

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: MOR Ammendale LLC

BY ________________________________
(Signature)

IN THE PRESENCE OF

______________________________
(Signature)

UNITED STATES OF AMERICA

BY ________________________________
(Signature)

Contracting Officer, GSA,NCR,PBS
(Official Title)