GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
200 Third Street
Parkersburg, West Virginia 26102

THIS AGREEMENT, made and entered into this date by and between
Leased Housing Developers
Suite 1700 Atrium One
whose address is
201 E. Fourth Street
Cincinnati, Ohio 45202

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, to include renewal provisions within the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective _______________ , as follows:

*Renewal to become effective 10/31/98 or upon completion of substantial completion of alterations included herein, whichever is later.

1. The terms of the renewal option are as follows:

"Lessor leases to the Government 247,138 occupiable square feet of office and related space at the annual rental of $1,767,036.07, plus accrued Tax and Operating Cost Escalation Adjustments. The terms of the renewal shall become effective on October 31, 1998 or upon substantial completion of contingent building improvement (whichever is the later). The renewal will cause the rental terms of the current period to be altered prior to the lease termination of October 20, 2004. Under this renewal the terms and conditions of the lease be altered as detailed above and the lease shall be extended until October 20, 2014. The term shall be firm with no termination rights for either party."

2. For consideration of this renewal option, the lessor offers the Government alterations to the facility as follows:

A- Lessor will completely renovate and upgrade existing building toilet rooms so that the renovated toilet rooms have high quality, modern finishes and fixtures

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.

LENDER
Leased Housing Developers
BY ____________________________
IN PRESENCE OF ____________________________

WITNESS
REALTY SERVICES DISTRICT

BY ____________________________

CONTRACTING OFFICER

(Official Title)

GSA FORM 276 (REV. 7-87)
A (contd.) and meet all applicable ADA requirements.

B- Lessor will extend the recently installed elevator so that it will service the ground floor.

C- Lessor will install fire sprinklers throughout the building. The new sprinkler system will be connected to the existing standpipe system and will be installed after normal working hours (between 5:00 pm and 7:00 am). All sprinkler work will be in conformance with NFPA #13 and the requirements of the Parkersburg City Fire Code.

D- Lessor will replace the existing fire alarm system with a new fire alarm detection system that complies with current ADA requirements. The new system will be addressable and will incorporate smoke detectors, heat detectors, audible alarms and visual strobe signals; it will comply with all applicable NFPA requirements and with requirements of the Parkersburg City Fire Code and will include a new computer room fire alarm system.

E- Lessor will install "rub rail" at one level on the main building corridors of three floors which are to be identified by the tenant, the rails will be professionally installed and will be consistent in quality with Decogard brand Acrovyn crash rails as recommended by personnel.

3. Attached hereto are the Lessor's proposal of October 2, 1997 and the Lessor's concept submittal of May 1, 1997. The concept submittal is applicable as it applies to items A-E of the above.

4. All other terms and conditions of the lease not addressed in this SLA shall remain unchanged.

[Signatures]

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