

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

No. 6

8/29/03

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-00253

ADDRESS OF PREMISES 3201 Pennsy Drive
Landover, Maryland 20784

THIS AGREEMENT, made and entered into this date by and between LANDOVER PENNSY, LLC

whose address is:

c/o MGP Real Estate, LLC
15204 Omega Drive
Rockville, Maryland 20850

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 hereafter mentioned covenant and agree that the said lease is amended effective upon execution of this Supplemental Lease Agreement by the Government and the Lessor, as follows:

This Supplemental Lease Agreement (SLA) is issued to reflect the agreement of the Lessor and the Government with respect to operations, maintenance and repair of the improvements to the leased space, as set forth in the paragraphs which are set forth of the attached continuation pages to this SLA No. 6.

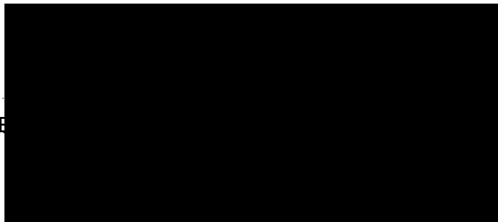
See continuation page 1 to this SLA No. 6 for the remaining terms and conditions of this SLA.

The Lease as hereby modified and amended remains in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: Landover Pennsy, LLC

BY

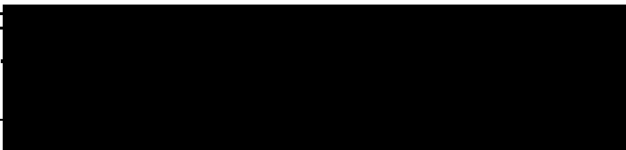


CHARLES A. SALLITTI - AUTHORIZED PERSON
(Typed Name & Title)

IN THE

c/o MGP Real Estate
15204 OMEGA DRIVE
ROCKVILLE, Md. 20850
(Address)

UNITED STATES



BY

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

1. With respect to the tenant improvements to the leased space, the Lessor hereby agrees to be responsible for the repair and maintenance of such improvements as provided in this Supplemental Lease Agreement. In consideration of the Lessor agreeing to accept such responsibility, it is understood and agreed that the Government will reimburse the Lessor for the costs of undertaking such maintenance and repair work through the payment of an increase in the annual rent and in the base operating expenses as provided in this Supplemental Lease Agreement. The parties have agreed to increase the annual rent and the base operating expenses as provided in paragraphs 2 and 3 below to compensate the Lessor for the costs to repair and maintain such improvements. Paragraph 4 below sets forth a listing of the additional improvements and services covered by the increase in operating expenses. This obligation is in addition to the Lessor's continuing obligation for the repair and maintenance of the base building as provided in the lease agreement. To the extent any of the tenant improvements to the leased space require replacement during the term of the Lease, the Government shall be responsible for such replacement and if requested by the Government such items shall be replaced by the Lessor at the Government's cost.

#115,715.00 *MAR*
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2. The base rate for operating cost adjustments is hereby increased by ~~\$116,115.00~~ and the revised base rate for operating costs adjustment is hereby established as \$253,515.00 for the twelve (12) month period beginning March 17, 2002, and the annual rent shall be adjusted for increases in operation expenses commencing on March 17, 2003, and continuing each March 17th thereafter as provided in the Solicitation for Offers attached to and made part of the Lease. The revised Lessor's Annual Cost Statement (GSA Form 1217) attached to this SLA is hereby incorporated in and shall be deemed a part of this Lease, replacing the Form 1217 attached to and incorporated in the original lease agreement.

3. The annual rent payable under the Lease is hereby increased by \$127,940.00 effective retroactive to March 17, 2002, and the new annual rent as of March 17, 2002 shall be \$1,662,265.17, payable in monthly installments of \$138,522.10, in arrears. The Government shall begin paying the increased rent amount with the rent due for the month of July 2003, payable August 1, 2003 and shall make a one time payment in the amount of \$175,745.54 within thirty days after the execution of this SLA in payment of the additional rent owned by the Government for the period from March 17, 2002 through July 31, 2003 as a result of the increase in the annual rent provided for by this SLA.

4. The increased operating services covered by this SLA are for operation, maintenance and repair (but not replacement) of: (i) the cooling towers, chillers, air handling units, duct work, air distribution systems, and related electrical support equipment, doors, insulation and control systems for the separate air conditioned and humidity controlled area within the leased facility; (ii) the fence surrounding the leased facility, (ii) the special interior doors, and (iii) the office fitout and added restroom facilities (this does not include janitorial services which are being provided by the Government). This SLA also includes increased insurance costs and management fees resulting from the tenant improvements to the leased space. Ongoing maintenance and repair of the concrete floor within the leased facility shall remain the responsibility of the Government.