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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 11 TO LEASE NO. LMD00253 | DATE 9/15/04 |
|---|---|-----------------|

ADDRESS OF PREMISES
3201 Pennsy Drive
3201 Pennsy Drive
Landover, MD 20785

THIS AGREEMENT, made and entered into this date by and between Landover Pennsy, LLC
whose address is: 6901 Rockledge, Suite #230
Bethesda, MD 20817

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 the annual real estate tax escalation provided for in the basic lease agreement.

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|------------------------------------|---------------|--------------|
| COMPARISON YEAR | TAX YEAR 2004 | \$101,464.93 |
| BASE YEAR | TAX YEAR 2002 | \$76,825.17 |
| INCREASE | | \$24,639.76 |
| PERCENTAGE OF GOVERNMENT OCCUPANCY | | 100.00% |
| AMOUNT DUE TO LESSOR | | \$24,639.76 |

The Lessor is entitled to a one-time lump sum payment in the amount of \$24,639.76 payable in arrears. This amount shall be paid with your next rent check:

Landover Pennsy, LLC
MGP Real Estate, LLC
6901 Rockledge, Suite #230
Bethesda, MD 20817

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: Landover Pennsy, LLC

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF _____ (Signature) _____ (Address)

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