

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No. 12 Page 1 of 3

TO LEASE NO.

GS-11B-00253

DATE

4/14/05

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 Advantis Real Estate Services Company
6901 Rockledge Drive, Suite #200
Bethesda, Maryland 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 mentioned covenant and agree that the said Lease shall be amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) Number 12 is hereby issued to re-establish a real estate tax base and make arrangements for a one-time payment to bring the real estate tax passthroughs current through the 2004 tax year.

Accordingly, the real estate tax base shall be re-established at \$57,250.94, which specifically excludes such charges as general and/or special assessments, solid waste charges, and service or user charges, per Paragraph 2.1 of SFO #99-018.

Additionally, a one-time catch-up payment in the amount of \$39,148.46 shall be made to the Lessor promptly following the execution of this SLA by the Government in order to bring current all the real estate tax passthroughs through the tax year ending 6/30/2004 (see attached pages 2 and 3 of this SLA).

This document will not constitute a payment obligation until the date of execution by the Government. As a result, no payment whatsoever is due under this agreement until thirty (30) days after the date of execution. Any amount due hereunder will not accrue interest until that time.

This Lease, as modified by this SLA NO. 12 remains in full force and effect.

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

LESSOR: LANDOVER PENNSY, LLC

*c/o ADVANTIS REAL ESTATE, LLC
6901 ROCKLEDGE DR. SUITE 200
BETHESDA, MD. 20817*

BY

[Redacted Signature]

IN PRESENCE OF

Timothy M. Harbath *SOME AS ABOVE*

ACTING OFFICER

(Official Title)

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No. 12 Page 2 of 3

DATE

4/14/05

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 Advantis Real Estate Services Company
6901 Rockledge Drive, Suite #200
Bethesda, Maryland 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 mentioned covenant and agree that the said Lease shall be amended as follows:

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

COMPARISION YEAR	TAX YEAR 2003	\$91,675.42
BASE YEAR	TAX YEAR 2002	\$57,250.94
INCREASE AMOUNT DUE		\$34,424.48
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE TO THE LESSOR		\$34,424.48
AMOUNT PAID PER SLA #10		\$14,850.25
AMOUNT DUE TO LESSOR		\$19,574.23

The Lessor is entitled to a one-time lump sum payment in the amount of **\$19,574.23**
Payable in arrears. This amount shall be paid with your next rent check:

Landover.Pennsy, LLC
MGP Real Estate, LLC
6901 Rockledge Drive, 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**

c/o MGP REAL ESTATE, LLC

BY

901 ROCKLEDGE DR, SUITE 230

BETHESDA, MD 20817

Address

IN PRESENCE OF

Timothy N. Harhan

Name

SAME AS ABOVE

Address

CONTRACTING OFFICER

(Official Title)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 12 Page 3 of 3	DATE 4/14/05
	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 Advantis Real Estate Services Company
6901 Rockledge Drive, Suite #200
Bethesda, Maryland 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 mentioned covenant and agree that the said Lease shall be amended as follows:

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

COMPARISON YEAR	TAX YEAR 2004	\$101,464.93
BASE YEAR	TAX YEAR 2002	\$57,250.94
INCREASE AMOUNT DUE		\$44,213.99
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE TO THE LESSOR		\$44,213.99
AMOUNT PAID PER SLA #11		\$24,639.76
AMOUNT DUE TO LESSOR		\$19,574.23

The Lessor is entitled to a one-time lump sum payment in the amount of \$19,574.23
Payable in arrears. This amount shall be paid with your next rent check:

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

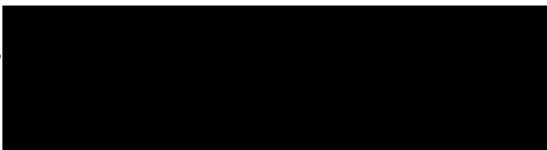
All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR: **LANDOVER PENNSY, LLC**

*c/o MGP REAL ESTATE LLC
6901 ROCKLEDGE DR, SUITE 230
BETHESDA, MD 20817*
Address

BY



IN PRESENCE OF Timothy M. Harbin

SAME AS ABOVE
ess

TRACTING OFFICER
(Official Title)