

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 15	DATE <u>MAY 19 1998</u>
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	TO LEASE NO. GS-11B-10190
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ADDRESS OF PREMISES	11545 Rockville Pike Rockville, MD 20852
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THIS AGREEMENT, made and entered into this date by and between: White Flint North Limited Partnership

(Sd) C/O Lerner Enterprises
whose address is: 15501 Huff Court
North Bethesda, MD 20895-1094

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is hereby issued to amend SLA #5, to reflect a ^{annual} monthly rent increase from \$385,650.00 to \$436,298 (monthly increase in the amount of \$50,648.00) for a five(5) level parking garage (250,000 net rentable square feet of space), for Lease Years 6-10, effective December 15, 1998 through December 14, 2003.

The following rent terms shall remain the same during the lease term:

Dec. 15, 2003 through Dec. 14, 2008, \$495,199, per annum/\$41,266.58 monthly (For the third five(5) year term: \$2,475,995).
Dec. 15, 2008 through Dec. 14, 2013, \$572,450, per annum/\$47,704.17 monthly (For the fourth five(5) year term: \$2,862,250).

"This document will not constitute a payment obligation until the date of execution by the United States Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after date of execution."

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 : White Flint North Limited Partnership By its managing general partner:	
BY: _____ (Signature) <u>Mark D. Lerner, Executive Vice President</u> Please Print Signature	_____ (Title) LERNER ENTERPRISES LIMITED PARTNERSHIP By: Taleco Partners, L.L.C. its sole General Partner
IN THE PRESENCE OF _____ (Signature)	_____ Please Print Signature

UNITED STATES OF AMERICA	
BY _____ (Signature)	<u>Contracting Officer</u> <u>GSA, NCR, PBS</u> (Official Title)