

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 18	DATE DEC 15 2000
	TO LEASE NO. GS-11B-10190	

ADDRESS OF PREMISES Two White Flint North
11545 Rockville Pike
Bethesda, MD 20852

THIS AGREEMENT, made and entered into this date by and between Lerner Corporation
whose address is:
11501 Huff court
Bethesda, MD 20895

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.

COMPARISON YEAR	2000	\$807,879.18
BASE YEAR	1994	\$609,197.45
INCREASE		\$198,681.73
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE LESSOR		\$198,681.73

The Lessor is entitled to a one-time payment in the amount of **\$198,681.73** payable in arrears. This amount shall be paid with your next monthly rent check of:

White Flint North LP
c/o Lerner Corporation
11501 Huff Court
Bethesda, MD 20895

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: Lerner Corporation

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

_____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  _____

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