

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 20

DATE
JAN 30 2003

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:

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	2002	\$897,509.81
BASE YEAR	1994	\$609,197.45
INCREASE		\$288,312.36
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE LESSOR		\$288,312.36

The Lessor is entitled to a one-time payment in the amount of **\$288,312.36**
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)

UN

BY _____
(Signature)

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