

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 31 TO LEASE NO. GS-11B-10190	DATE APR 20 2009
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ADDRESS OF PREMISES **11545 Rockville Pike  
Rockville, MD 20852**

THIS AGREEMENT, made and entered into this date by and between **Lerner Corporation**  
whose address is: **11501 Huff Court, N Bet  
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 effective **December 15, 2008** as follows:

Issued to reflect the operating cost escalation provided for in the basic lease agreement.

The total rent for the period between Dec. 15, 2008 and Dec. 14, 2013 is 9,756,986.90 per SLA 28.

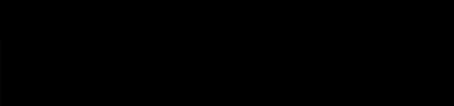
Effective **December 15, 2008**, the annual rent is increased by **\$609,571.66**  
The new annual rent is **\$9,756,986.90** payable at the rate of **\$813,082.24** per month.  
The rent check shall be made payable to:  
**White Flint North Limited Partnership  
11501 Huff Court, N Bet  
Bethesda, MD 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  
 \_\_\_\_\_  
Contracting Officer, GSA NCR, PBS, Metropolitan Service Center  
(Official Title)