

GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

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No. 13

DATE

AUG 7 1997

TO LEASE NO.

GS-11B-10258

ADDRESS OF PREMISES: Prince George Center II
3700 East West Highway
Hyattsville, MD 20782

THIS AGREEMENT is made and entered into this date by and between Prince George Center, Inc., whose address is:

6525 Belcrest Road, Suite 300
Hyattsville, MD 20782

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties desire to amend the above lease, NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective upon execution by the Government.

This supplemental lease agreement (SLA) is issued to establish build-out construction costs for the above lease for the initial build-out, and to incorporate the total figure into the lease. Such costs were:

Phase I - First Floor	\$ 370,678.00
Phase II - Second Floor	2,494,883.06
Phase IIB - Floors 5 - 8	1,240,016.00
Phase III - Ground Floor	91,290.00
Third Floor	<u>92,157.00</u>
TOTAL	\$4,289,024.06

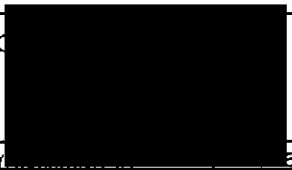
The total shown above represents a final settlement of all claims related to this lease for the construction costs.

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: Prince George Center, Inc.

BY _____

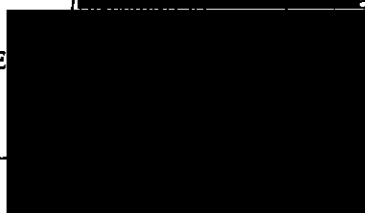


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Executive Vice President

(Title)

IN THE PRESENCE OF _____



6525 Belcrest Road, Suite 300

Hyattsville, MD 20782

(Address)

UNITED STATES OF AMERICA

BY _____



(Signature)

Contracting Officer

(Official Title)