

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 14	DATE June 26, 1998
	TO LEASE NO. GS-11B-10258	

ADDRESS OF PREMISES
Metro II
3700 East West Highway
Hyattsville, MD 20782

THIS AGREEMENT, made and entered into on this date by and between, Prince Georges Center, Inc., whose address is
6525 Belcrest Road,
Suite 300
Hyattsville, MD 20782

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

This Supplemental Lease Agreement (SLA) is issued to reflect an addition of 3060 square feet of exterior for the purpose of installing a Government provided generator. Any necessary pathways required to connect the generator to the Government's space, interior and exterior, shall be provided by the lessor. This space is included but not calculated in the square footage allotted for the generator.

The lessor agrees that if he should ever desire to relocate the generator in the future, he is solely responsible for any and all costs incurred and all necessary coordination efforts, including but not limited to:

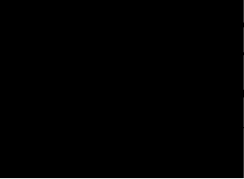
1. All Government approvals including location, schedules, and procedures.
2. Preparation of all required drawings and obtaining all required permits and approvals.
3. Construction of all required infrastructure for the new location including foundations, enclosures, and all associated connections to and from the generator.
4. Deinstallation and reinstallation of generator, including all physical move requirements, in full working condition acceptable to the Government.
5. Any interim provision necessary to ensure proper service provided by the generator is maintained during the relocation.

The Government shall separately pay for the initial design and installation of the generator. The Government shall be responsible for the maintenance and utilities of the generator and all above improvements thereto. The Generator shall remain property of the Government, unless, as otherwise may be provided in this SLA. The total annual rental for this space shall be \$36,720.00 not subject to any escalation, as consideration for these privileges.

6. Restoration of Site. (See Page 2)

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 BY  Ex. via - Pveg
(TITLE)

IN PRESENCE OF (witnessed by) 
(Signature) Sec'y
(TITLE)

UNITED STATES OF AMERICA BY  Contracting Officer
(OFFICIAL TITLE)

6. Restoration of Site:

- (a) In the event that the Lessor elects to relocate the generator, the Government will not be obligated to any restoration responsibilities at the initial or any future sites.
- (b) In the event that the Government renews or extends the lease for a period of five (5) years or longer, the Government will not be obligated to any restoration responsibilities.
- (c) In the event that the Government does not occupy the space beyond the current expiration date, the Government will be responsible to restore the initial generator site. Restoration shall include removal of all equipment, demolition of installed concrete walls and pad, and backfill with acceptable dirt and sod as it was prior to the installation of the generator. Trees will not be replaced.

The Lessor will contribute \$30,000 lump sum towards restoration, which amount will be due to the Government within 30 days of written request. If such amount is not received by the Government when due, then the Government's restoration responsibilities will be waived.

