

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 28 TO LEASE NO. LMD10258	DATE 11/14/02
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ADDRESS OF PREMISES Metro II
3700 East West Highway
Hyattsville, MD 20743

THIS AGREEMENT, made and entered into this date by and between Prince George Center, Inc.
whose address is: 6525 Belcrest Road Ste. 300
Landover, MD 20782

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	\$635,960.23
BASE YEAR	1992	\$412,442.50
DECREASE		\$223,517.73
PERCENTAGE OF GOVERNMENT OCCUPANCY		99.40%
AMOUNT DUE TO LESSOR		\$222,176.62

The Lessor is entitled to a one-time lump sum payment in the amount of \$222,176.62 payable in arrears. This amount shall be paid with your next rent check:

Prince George Center, Inc.
6525 Belcrest Road Ste. 300
Landover, MD 20782

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 _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  _____ Contracting Officer, GSA, NCR, PBS, NoVA
(Official Title)