

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>  Page 1 of 3	SUPPLEMENTAL AGREEMENT No. 37	DATE
	TO LEASE NO. GS-11B-10258	

ADDRESS OF PREMISES  
3700 East West Highway  
Hyattsville, MD 20782

**THIS AGREEMENT, made and entered into this date by and between Prince George Center II, LP whose address is 6525 Belcrest Road, Suite 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 mentioned covenant and agree that the said Lease is amended, effective ~~October 1, 2004~~ as follows:**  
October 1, 2005 

This Supplemental Lease Agreement (SLA) Number 37 is hereby issued to include preventive maintenance (PM) to supplemental HVAC equipment owned by the Government. The Lessor shall provide a maintenance contract(s) for certain Supplemental Equipment ("the equipment") located within the Premises, all as more particularly described in Exhibit "B" attached hereto. The cost of such maintenance shall be included in the annual rent per Exhibit "A". The scope of the PM work includes, but is not limited to the following:

- 1) Check equipment on a daily basis, Monday through Friday
- 2) Provide 24-hour-7-day-a-week emergency call-back service with a two (2)-hour response time
- 3) All repairs with a total cost of less than \$500.00 per occurrence
- 4) All major repairs costing over \$500.00 will be submitted for Government's approval
- 5) Rates for additional work are \$85.00 per hour and \$110.00 per hour for overtime
- 6) New spare parts are cost plus 20%

In consideration, the annual rent shall be adjusted every year to include the Preventive maintenance cost as shown in Exhibit "A" and will be paid in arrears. For tax purposes the Government percentage of occupancy remains unchanged. The base operating cost also remains unchanged.

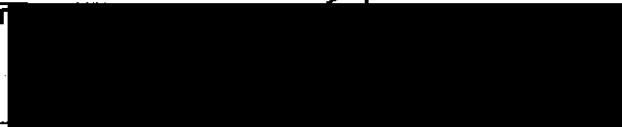
This document will not constitute an obligation until the date of execution by the United States which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.

**All other terms and conditions of the lease shall remain in full force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.**

LESSOR: Prince George Center II, LP

BY  6525 Belcrest Road, Ste. 300  
Hyattsville, Maryland 20782  
(Signature) Tim K. Taylor, vice President Address

IN PRESENCE OF \_\_\_\_\_  
Name Address

UNIT   
BY \_\_\_\_\_ PBS, NCR, WPZ CONTRACTING OFFICER

