

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 44 TO LEASE NO. LMD10258	DATE <u>11/18/2008</u>
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ADDRESS OF PREMISES **3700 East West Highway  
Hyattsville, MD 20743**

THIS AGREEMENT, made and entered into this date by and between **Prince George Center II, LLC**  
 whose address is: **6525 Belcrest Road  
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 effective **October 1, 2008** as follows:

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

Base (CPI-W-U.S. City Avg)	September	1992	139.10
Corresponding Index	September	2008	214.94
Base Operating Cost Per Lease			\$1,884,445.00
% Increase in CPI-W			0.545183321
Annual Increase In Operating Cost			\$1,027,367.98
Less Previous Escalation Paid			\$877,723.27
Annual Increase In Operating Cost Due Lessor			\$149,644.71

Effective **October 1, 2008**, the annual rent is increased by **\$149,644.71**  
 The new annual rent is **\$8,159,524.78** payable at the rate of **\$679,960.40** per month.  
 The rent check shall be made payable to:

**Prince George Center II, LLC  
6525 Belcrest Road  
Suite 300  
Landover, MD 20782**

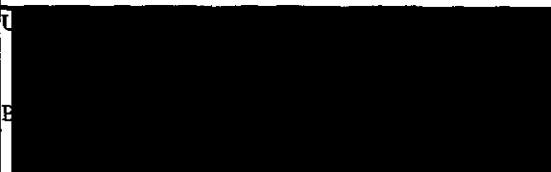
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **Prince George Center II, LLC**

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF  
 \_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)



Contracting Officer, GSA, NCR, PBS, Realty Services Division  
(Official Title)