

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT 9	DATE
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-11B-10258 "NEG"

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

THIS AGREEMENT, made and entered into this date by and between Prince George Center II Limited Partnership, a Delaware limited partnership

whose address is C/O Prince George Center, Inc.
6525 Belcrest Road, Suite 300
Hyattsville, Maryland 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, the Lessor and the Government do hereby accept for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 1994 as follows:

This Supplemental Lease Agreement is hereby issued to increase the total square footage under this leasehold agreement by 1,961 net usable square feet (nurf) effective October 1, 1994. This increase includes two separate blocks of space located on the first floor of the building (see Attachment #1) which the Government occupies and accepted effective October 1, 1994.

Accordingly, annual rental payments shall be increased, effective October 1, 1994, by \$35,298.00 to reflect this space increase. The Government shall pay the Lessor a new annual rent of \$6,879,152.20 at a rate of \$573,262.83 per month in arrears. Rent for a lesser period shall be prorated.

Also effective October 1, 1994, the Operating Expense Cost Base, (as referenced in SFO #90-016, Paragraph 22(A) and attached to the original lease) shall increase to \$1,784,445.00.

The total square footage is hereby increased to 356,889 nurf. Accordingly, for Real Estate Tax Adjustment (as referenced in SFO #90-016, Paragraph 22(A) and attached to the original lease) purposes, the percentage of Government occupancy is increased to 89.4 percent.

Notwithstanding, the terms and conditions of this SLA, the Basic Annual Rent shall be adjusted for CPI increases effective October 1993 and October 1994 and each succeeding year as specified in Paragraph 23 of the Lease. The amount of the 1993 and 1994 increases are yet to be determined. Once the CPI increase amounts are computed, SLA 7 and 8 will be issued to adjust the Basic Annual Rent.

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.

LESSEE: PRINCE GEORGE CENTER II LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
PRINCE GEORGE CENTER, INC., A MARYLAND CORPORATION AND MANAGING GENERAL PARTNER

BY: [Redacted] VICE PRESIDENT

6525 Belcrest Road, Suite 300
ADDRESS: Hyattsville, Maryland 20782

IN THE PRESENCE OF

[Redacted] CONTRACTING OFFICER, GSA, PBS, NCR, RED