

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO.

GS-11B-330138

ADDRESS OF PREMISES

4700 River Road  
Riverdale, MD

THIS AGREEMENT, made and entered into this date by and between

whose address is:

Rosecliff Realty College  
Park I, LLC. - Suite 1000  
c/o Rosecliff Realty, Inc.  
1775 Pennsylvania Avenue  
Washington, DC 20006

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 2/15/96, as follows:

*TO REFLECT OPERATING COST ESCALATION PROVIDED FOR IN THE BASIC LEASE AGREEMENT.*

BASE (CPI-W-U.S. City Avg)	January 1995	147.8
CORRESPONDING INDEX	January 1996	151.7
		1.026387009
BASE OPERATING COST PER LEASE		\$ 1,268,900.94
INCREASE IN CPI-W		0.026387009
LESS PREVIOUS ESCALATION PAID		\$ 0.00
ANNUAL INCREASE IN OPERATING COST		\$ 33,482.82

EFFECTIVE FEBRUARY 15, 1996, THE ANNUAL RENTAL IS INCREASED BY \$ 33,482.82. THE NEW ANNUAL RENT IS \$ 6,038,978.92 PAYABLE AT THE RATE OF \$ 221,120.47 PER MONTH IN ARREARS. RENT CHECKS SHALL BE PAYABLE TO:

Rosecliff Realty College Park I, LLC  
c/o Rosecliff Realty, Inc.  
1775 Pennsylvania Avenue, Suite 1000  
Washington, DC 20006

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 \_\_\_\_\_

(Signature)

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

(Address)

UNITED STATES OF AMERICA

BY \_\_\_\_\_

10/24/96

Contracting Officer  
GSA, NCR, PBS, RED  
(Official Title)