

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 13 TO LEASE NO. GS-IIB-30138	DATE																												
ADDRESS OF PREMISES 4700 River Road 4700 River Road, Riverdale, Md																														
THIS AGREEMENT, made and entered into this date by and between Rosecliff Realty College Park I whose address is: Rosecliff Realty College Park I 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 covenant and agree that the said lease is hereby amended effective 02/15/97 as follows: Issued to reflect operating cost escalation provided for in the basic lease agreement.																														
<table style="width:100%; border: none;"> <tr> <td style="width:45%;">Base (CPI-W-U.S. City Avg)</td> <td style="width:15%;">January</td> <td style="width:15%;">1995</td> <td style="width:25%; text-align: right;">147.80</td> </tr> <tr> <td>Corresponding Index</td> <td>January</td> <td>1996⁷</td> <td style="text-align: right;">156.30</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$1,268,900.94</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.057510149</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$72,974.68</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td></td> <td style="text-align: right;">\$33,482.82</td> </tr> <tr> <td>Annual Increase In Operating Cost Due Lessor</td> <td></td> <td></td> <td style="text-align: right;">\$39,491.86</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	January	1995	147.80	Corresponding Index	January	1996 ⁷	156.30	Base Operating Cost Per Lease			\$1,268,900.94	% Increase in CPI-W			0.057510149	Annual Increase In Operating Cost			\$72,974.68	Less Previous Escalation Paid			\$33,482.82	Annual Increase In Operating Cost Due Lessor			\$39,491.86
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Effective 02/15/97 the annual rent is increased by \$39,491.86 The new annual rent is \$6,078,470.78 payable at the rate of \$506,539.23 per month. The rent check shall be made payable to:																														
Rosecliff Realty College Park I c/o Rosecliff Realty, Inc. 1775 Pennsylvania Avenue Washington, Dc 20006 Suite 1000																														
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: Rosecliff Realty College Park I																														
BY _____ (Signature)	_____ (Title)																													
IN THE PRESENCE OF																														
_____ (Signature)	_____ (Address)																													
UNITED STATES OF AMERICA																														
BY _____ (Signature)	Contracting Officer, GSA, NCR, PBS, CBD (Occupational Title)																													