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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 32 TO LEASE NO. GS-11B-80561 | DATE APR 29 2011 |
|---|---|---------------------|

ADDRESS OF PREMISES
6120 & 6130 Executive Blvd
Rockville, MD 20852

THIS AGREEMENT, made and entered into this date by and between Exec Plaza, LLC
whose address is:
8 Campus Drive
Parsippany, NY 07054-4409

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, 2010 as follows:

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

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|--|------|------|----------------|
| Base (CPI-W-U.S. City Avg) | Sept | 1999 | 211.32 |
| Corresponding Index | Sept | 2010 | 214.31 |
| Base Operating Cost Per Lease | | | \$1,149,503.49 |
| % Increase in CPI-W | | | 0.014120631 |
| Annual Increase In Operating Cost | | | \$16,231.71 |
| Less Previous Escalation Paid | | | \$0.00 |
| Annual Increase In Operating Cost Due Lessor | | | \$16,231.71 |

Effective October 1, 2010, the annual rent is increased by \$16,231.71
The new annual rent is \$8,336,632.89 payable at the rate of \$694,719.41 per month.
The rent check shall be made payable to:

Exec Plaza, LLC
55 Hayden Avenue
Lexington, MA 02421

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: Exec Plaza, LLC

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY  _____
(Signature)

Contracting Officer, GSA, NCR, PBS

(Official Title)