

SUPPLEMENTAL LEASE AGREEMENT No. 1
To Lease No. GS-03B-06366

The Government may terminate this lease in whole or in part effective anytime on or after September 30, 2007 by giving at least 90 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

C. Paragraph 3 of Standard Form 2 of the lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$1,656,448.50 at the rate of \$138,037.37 per month in arrears.

\$3.50 per square foot, comprised of the following:

Shell Rent \$2.60 per square feet,

Annual Cost of Services: \$0.90 per square feet, plus accrued escalations per Paragraph 5, Operating Costs.

Rent for a lesser period shall be prorated. Rent Checks shall be made payable to:

Middle River Station Development, LLC, a Maryland Limited Liability Company
C/O Maryland Financial Investors, Inc.
9475 Deereco Road
Suite 302
Timonium, Maryland 21093

Any expansion square footage that the Government requests shall be charged at the same rate."

- END -

J.A.

M.P.