

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.  
GS- 03B-09074

ADDRESS OF PREMISES  
CITY CRESCENT BUILDING  
10 SOUTH HOWARD STREET  
BALTIMORE, MARYLAND 21201

THIS AGREEMENT, made and entered into this date by and between  
CITY CRESCENT LIMITED PARTNERSHIP  
c/o OTIS WARREN REAL ESTATE SERVICES

whose address is 10 SOUTH HOWARD STREET  
BALTIMORE, MARYLAND, 21201

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 JULY 1, 1993, as follows:

A.) The City Crescent Limited Partnership (CCLP) agrees to accept an \$78,000.00 annual rental increase to the cost of services of Lease GS-03B09074, at the City Crescent Building, 10 South Howard Street, Baltimore, Maryland. This rental increase pertains to the Scope of Work described in Cotten & Selfon's letter of September 27, 1993, and also includes the maintenance agreement that was part of Cotten & Selfon's November 16, 1993 letter.

The CCLP agrees to waive its right to claim any further compensation and/or equitable adjustment relating to the Scope of Work (SOW) described above and attached. Solely for the purpose of establishing the SOW, the afore-referenced correspondences are made part of this supplemental lease agreement, the prices in these correspondences are mutually agreed to have been negotiated to be a sum total of \$78,000.00 per year.

B.) Paragraph 3 of the lease is deleted in its entirety and the following text is inserted in lieu thereof:

"3. The Government shall pay the Lessor annual rent of \$6,365,883.<sup>50%</sup> at the rate of \$530,490.31 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: City Crescent Limited Partnership  
c/o Otis Warren Real Estate Services  
10 South Howard Street  
Baltimore, Maryland 21201."

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.

OTIS WARREN OF MARYLAND, CITY CRESCENT  
PRESIDENT (Title)

10 S. HOWARD STREET, BALTO., MD 21201  
(Address)

BY

2/23/94

CONTRACTING OFFICER

(Official Title)

NO. 14

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C.) Paragraph 11 of the lease is deleted in its entirety and the following text is inserted in lieu thereof:

"11. For purposes of determining the base rate for future adjustments to the operating cost the Government agrees that the base rate originally submitted by the lessor on the "Lessor's Annual Cost Statement", (GSA Form 1217) dated April 19, 1990, has been modify to increase the annual cost of services to \$1,722,116.13. This figure includes the Government's pro rata share of operating costs. The Government retains the right to; inspect and review the lessor's records to verify the costs listed on GSA Form 1217 and to verify the submittals of Cotten & Selfon, September 27, 1993 and November 16, 1993; and/or to require a certified audit report. The basis for the annual operating costs escalations will be the revised U.S. All Cities Average Consumer Price Index for Wage Earners and Clerical Workers.

LESSOR  GOVERNMENT 