

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 32	DATE 5-22-2006
	TO LEASE NO. GS-03B-09074	

ADDRESS OF PREMISE City Crescent Building 10 South Howard Street Baltimore, Maryland 21201	ACT Number
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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 March 31, 2006, as follows:

A. This Supplemental Lease Agreement (SLA) implements certain rent reductions pursuant to Paragraph 3.10 ADJUSTMENT FOR VACANT PREMISES of the lease:

These reductions and future accrued escalations shall take effect on March 31, 2006 and every year hereafter.

1. A rental rate reduction, based upon the actual portion of the operating expenses not required to maintain the space for 1,821 usable square feet of space located on the first floor, shall be implemented under the Paragraph 3.10 ADJUSTMENT FOR VACANT PREMISES of the lease and SLA no. 29, in which the reduction shall be **\$5.08** per usable square foot or **\$9,250.68** annually. This reduction shall be adjusted annually per the CPI escalation on the cost of services. Per SLA no. 29, the rate of \$4.76 is escalated per CPI, with 2004 being the base year for these deductions.
2. A rental rate reduction, based upon the actual portion of the operating expenses not required to maintain the space for future vacant premises on floors 2-11 shall be implemented under the Paragraph 3.10 ADJUSTMENT FOR VACANT PREMISES of the lease and SLA no. 29, in which the reduction shall be **\$3.98** per square foot or **\$80,308.44** annually. This reduction shall be adjusted annually per the CPI escalation on the cost of services. Per SLA No. 29, the rate of \$3.73 is escalated per CPI, with 2004 being the base year for these deductions.

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 _____ _____ _____ BY _____	_____ Managing General Partner (Title) 10 S. Howard Street, Suite 110 Baltimore, MD 21201 _____ (Address) _____ stration, Chesapeake Services Center _____ Contracting Officer (Official Title)
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SUPPLEMENTAL LEASE AGREEMENT

No. 32

TO LEASE NO.

GS-03B- 09074

Current vacant square footage totals are the following:

Floor 2	1,415 usable square feet
Floor 3	3,279 usable square feet
Floor 4	1,841 usable square feet
Floor 6	7,807 usable square feet
Floor 7	4,627 usable square feet
Floor 9	1,209 usable square feet

Total Vacant Square footage: 20,178 usable square feet

3. If some or all of the vacant space is re-occupied, the original operating cost rate will be applied to this space that is now occupied. This rate will be the original operating cost per foot, plus all accrued escalations.