

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-03B-09417	DATE 24 MAR 10	PAGE 1 of 1
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ADDRESS OF PREMISES
ANNAPOLIS SCIENCE CENTER, 185 ADMIRAL COCHRANE DRIVE, ANNAPOLIS, MD 21401-7307

THIS AGREEMENT, made and entered into this date by and between JEMAL'S ADMIRAL COCHRANE L.L.C.

whose address is 185 ADMIRAL COCHRANE DR
ANNAPOLIS, MD 21401-7307

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 as of the date reflected above, to enumerate and document security enhancements to be provided by Lessor to enable waiver of 2nd floor or higher space requirement, as follows:

I. Page 48 of 142, Part I, Paragraph 9.3 (General Building Requirements), of the lease referenced lease is augmented to include the following material security measures deemed mandatory since 1st floor premises will be occupied:

"The Lessor hereby agrees to install or undertake security considerations as follows:

1. approximately [redacted] at [redacted] along east side (Womack Drive connector) at a total cost of \$7,200.00;
2. Demolition and removal of existing shed located on south side of building at a total cost of [redacted];
3. [redacted] at [redacted] to deter vehicular access to rear paved lane at a total cost of [redacted]
4. approximately [redacted] wall at [redacted] on inside of [redacted] in closest proximity to loading dock at a total cost of [redacted]
5. [redacted] at a total cost of [redacted]
6. [redacted] at a total cost of [redacted] (exact location to be determined by Government) and,
7. [redacted] exterior of agency occupied premises at a total cost of [redacted].

Total cost of enhanced measures above, i.e., \$26,850.00, will be reimbursed via either lump sum directly to the Lessor upon acceptance of beneficial occupancy of the premises by the Government payment or amortized in the lease contract as part of the tenant improvements."

All other terms and conditions of the lease shall remain in full force and effect. This SLA contains one (1) page.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - JEMAL'S ADMIRAL COCHRANE L.L.C.	
SIGNATURE [redacted]	NAME OF SIGNER Norman-Jemal, Douglas Jemal Managing Member
ADDRESS 185 Adm [redacted] MD 21401-7307	

IN WITNESS WHEREOF	
SIGNATURE [redacted]	NAME OF SIGNER Matthew Jemal Kristeen-E-Bliss
ADDRESS Douglas Development Corp., 702 H Street NW, Suite 400, Washington, DC 20002	

UNITED STATES OF AMERICA	
SIGNATURE [redacted]	NAME OF SIGNER John E. McGrath Jr. OFFICIAL TITLE OF SIGNER Contracting Officer

AU [redacted] Pre [redacted] **GSA FORM 276 (REV. 8/2006)**

INITIALS: [Signature] AND [Signature]
Lessor Government