

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 03B-40131

ADDRESS OF PREMISES
Security West Building
1500 Woodlawn Drive
Woodlawn, Maryland 21207

THIS AGREEMENT, made and entered into this date by and between
Security Land & Development Company Limited Partnership
c/o The Cafritz Group

whose address is 1735 I Street, NW, Suite 715
Washington, DC 20016

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. to incorporate Alterations change orders.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective March 24, 1995, as follows:

- A. Section 9.5, Project Account, of the Lease is hereby amended by deleting the second paragraph (which begins with the words "Progress payments . . .", and ends with the words ". . . was not met.") in its entirety and substituting in lieu thereof the following:

"Progress payments from this account shall be disbursed monthly to the Lessor after the commencement of construction on the basis of percentage of total work completed, less 10% retainage. Retainage shall be disbursed on a phase by phase basis upon completion of all Punchlist items for a phase.

The Lessor and General Contractor 1% incentive fees shall be earned on a phase by phase basis whenever the substantial completion of new construction in respective project phases occurs ahead of or on the dates set forth in the Project Schedule, as adjusted for any delays caused by the Government. The foregoing applies to all work described in the Contract Documents with the exception of work to be performed under Bid Package #2, Paving, and Bid Package #11, Food Service. Incentive fees for these two exceptions shall be earned on a monthly basis whenever the progress of this work on the last day of the construction draw period is within the limits set forth in the Project Schedule, as adjusted for any delays caused by the Government. The Lessor and the General Contractor may not recover lost incentive fees for prior months where the schedule was not met."

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 Security Land & Development Company Limited Partnership

BY [Redacted] President of its GP
(Title)

IN PRESENCE OF [Redacted] (Address)

[Redacted] Region, Chesapeake Realty Services District
Contracting Officer
(Official Title)

Supplemental Lease Agreement No. 5
Lease GS-03B-40131

B. The Contract Documents are amended to include the provisions of the Change Orders listed in Exhibit A for a total net increase to the Project Sum of \$140,073.

Initials: JA & RA
Lessor Gov't.