GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-01638

ADDRESS OF PREMISES
1 Choke Cherry Road
Rockville, MD 20850

THIS AGREEMENT, made and entered into this date by and between: PPF Office 1 Choke Cherry Road, LLC

c/o Morgan Stanley Real Estate Advisor, Inc.
whose address is:
1585 Broadway, Floor 37
New York-Manhattan, NY 10037-8300

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 upon execution by the Government, as follows:

In accordance with SFO Paragraph 3.4(B), the base year taxes for purposes of calculating the real estate tax adjustment is:

BASE YEAR 2005 $488,723.71

This amount reflects the agreed upon base for the fully assessed value of the property.

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.

PPF Office 1 Choke Cherry Road, LLC

(Signature)

Executive Director

(Title)

IN THE PRESENCE OF (witnessed by): 1585 Broadway New York, NY 10036

37th FLOOR (Address)

UNITED STATES OF AMERICA

Contracting Office GSA NCR PBS, Metropolitan SC

(Official Title)

GSA DC 68-1176