

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.
12

DATE
SEP - 3 1998

TO LEASE NO.
GS-11B-20700

ADDRESS OF PREMISES
Silver Spring Metro Center III
1305 East-West Highway
Silver Spring, MD 20910

THIS AGREEMENT, made and entered into this date by and between the Silver Spring Metro Center III Limited Partnership

whose address is c/o Foulger Pratt Development, Inc.
1355 Piccard Drive
Rockville, MD 20850

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 upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is issued to reflect an increase in the space under lease number GS-11B-20700 by 1,550 WBR net square feet of Conference Area.

1. Paragraph 1 of the SF2 is hereby amended to the following:

Total space occupied by the Government: 493,095 square feet of WBR net rental office and related space.

2. Lease Addendum (Rent) is hereby amended to the following:

Effective May 19, 1998, The Government shall pay the Lessor annual rent of \$11,878,658.55 for 493,095 square feet at the rate of \$989,886.01 per month in arrears.

3. The new operating cost base shall be as follows:

Effective June 27, 1998 the operating cost base is \$1,082,365.75 (As specified in the Lease Addendum)
Effective June 27, 1999 the operating cost base will be \$1,085,775.75 (\$1,082,365.75 + \$3,410.00 [1,550 x \$2.20])

4. The new percentage of Government occupancy is: 99.00%

Total rental square feet in the building = 497,900 square feet
Total space occupied by the Government = 493,095 square feet (493,095 / 497,900 x 100 =99.00%)

The lessor agrees to waive any prompt payment interest claim.

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: Silver Spring Metro Center III Limited Partnership

BY: [Redacted Signature] Agent
(Title)

IN THE PRESENCE OF (witnessed by): [Redacted Signature] Rockville, MD
(Address)

UNITED STATES OF AMERICA

BY: [Redacted Signature] Contracting Officer
(Signature) (Official Title)