

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT	DATE
	NO. 17	6/23/00
	TO LEASE NO. GS-11B-20700	

ADDRESS OF PREMISES  
 1315 EAST-WEST HWY., SILVER SPRING, MD 20910

THIS AGREEMENT, made and entered into this date by and between  
 SILVER SPRING METRO CENTER III LIMITED PARTNERSHIP  
 whose address is c/o FOUGLER PRATT DEVELOPMENT, INC.  
 1355 PICCARD DRIVE, SUITE 400  
 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 \_\_\_\_\_, as follows:

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Average)	May 1993	422.6
Corresponding Index	May 2000	500.7
$500.7 - 422.6 = 78.10 / 422.6 = 0.184808\%$		

Base Operating Cost Per Lease		\$1,085,775.75*
% Increase in CPI-W	X	0.184808
Total Increase in Operating Costs		\$ 200,560.40
Less Previous Increase		\$ 160,065.85
Total Annual Increase		\$ 40,594.55
Total Monthly Increase		\$ 3,382.89

NOTE: Base Year Changed Effective SLA No. 12 - June 27, 1999

Old Annual Rent: \$11,904,004.95 New Annual Rent: \$11,944,599.50  
 Old Monthly Rent: \$992,000.41 New Monthly Rent: \$ 995,383.30

Effective June 27, 2000, the Annual Rental is increased by \$40,594.55. The new annual rental is \$11,944,599.50 payable at the rate of \$995,383.30 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO III LIMITED PARTNERSHIP.

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 \_\_\_\_\_  
 IN PR \_\_\_\_\_  
 \_\_\_\_\_  
 1335 PICCARD DRIVE, SUITE 400  
 ROCKVILLE, MD 20850  
 \_\_\_\_\_  
 (Address)

UNITED STATES OF AMERICA

BY \_\_\_\_\_  
 \_\_\_\_\_  
 ADMINISTRATIVE CONTRACTING OFFICER  
 \_\_\_\_\_  
 (Official Title)