

|  |                                       |                 |
|--|---------------------------------------|-----------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE<br/>SUPPLEMENTAL LEASE AGREEMENT</b> | <b>SUPPLEMENTAL AGREEMENT</b>         | <b>DATE</b>     |
|  | <b>NO. 10</b>                         | <b>10/30/00</b> |
|  | <b>TO LEASE NO.<br/>GS- 118-20700</b> |                 |

**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 FOULGER PRATT DEVELOPMENT PARTNERSHIP  
 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:

This Supplemental Lease Agreement is issued to establish the rate of escalation due the Lessor under the terms and conditions of the Real Estate Tax Escalation clause.

REAL ESTATE TAX ESCALATION

|                           |                     |
|---------------------------|---------------------|
| CURRENT YEAR TAXES (2000) | \$1,237,863.98      |
| BASE YEAR TAXES (1994)    | <u>1,152,554.35</u> |
| DIFFERENCE (INCREASE)     | 85,309.63           |
| GOVERNMENT OCCUPANCY      | x 0.9900%           |
|                           | <u>\$ 84,456.53</u> |

NOTE: SLA No. 12 GSA Occupancy Changed to 99.00%

Accordingly a lump sum payment of \$ 84,456.53 is made to cover the Real Estate Tax Escalation.

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<br>BY _____<br>IN PR _____    | _____<br>1335 PICCARD DRIVE, SUITE 400<br>ROCKVILLE, MD 20850<br>_____<br>(Address) |
| UNITED STATES OF AMERICA<br>BY _____ | _____<br>ADMINISTRATIVE CONTRACTING OFFICER<br>_____<br>(Official Title)            |