THIS AGREEMENT, made and entered into this date by and between SILVER SPRING METRO CENTER III LIMITED PARTNERSHIP SILVER SPRING METRO CENTER IV LIMITED PARTNERSHIP whose address is 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 for Preventive Maintenance (PM) of Government Owned Equipment located in SSMCIII, 1315 East-West Highway and SSMCIV, 1305 East-West Highway effective March 1, 1996 through February 28, 1997. See the attached proposal for terms and conditions.

The Government hereby agrees to pay the Lessor as follows in 12 equal payments:

<table>
<thead>
<tr>
<th>Building</th>
<th>Lease #</th>
<th>Yearly Amount</th>
<th>Monthly Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSMCIII</td>
<td>GS-11B-20700</td>
<td>$107,047.71</td>
<td>$8,920.64</td>
</tr>
<tr>
<td>SSMCIV</td>
<td>GS-11B-30083</td>
<td>$ 79,443.21</td>
<td>$6,620.26</td>
</tr>
</tbody>
</table>

FUNDING:
- SSMCIII - AW3400/BP1BP8/ME/2522
- SSMCIV - AW3400/BP1BP9/ME/2522

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.

[ førm print signature ]

1355 PICCARD DR., SUITE 400
ROCKVILLE, MD 20850

ADMINISTRATIVE CONTRACTING OFFICER

GSA FORM 07-76
LESSOR:

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

NO. CL-1
DATE 8/5/96

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

THIS AGREEMENT, made and entered into this date by and between

whose address is 1335 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 JULY 1, 1996, as follows:

This Supplemental Lease Agreement SLA No. CL-1 is for Clinical Cleaning of the Metro Center III and Fitness Centers located at Silver Spring Metro Center III, 1315 East-West Highway, Silver Spring, MD 20910. See attached agreed "Statement of Work".

Therefore, effective July 1, 1996, the Government hereby agrees to pay Silver Spring Metro Center III Limited Partnership the following amounts:

<table>
<thead>
<tr>
<th>Yearly</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fitness Center</td>
<td>$8,482.32</td>
</tr>
</tbody>
</table>

FUNDING: AW3400/BP1BP8/JN/2527

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.

ADMINISTRATIVE CONTRACTING OFFICER

GSA FORM 276