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

SILVER SPRING METRO CENTER LIMITED PARTNERSHIP
whose address is c/o FOULGER PRATT DEVELOPMENT, INC.
9600 BLACKWELL ROAD, SUITE 200
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 SLA NO. 25 IS A CORRECTION TO SLA NO. 24 - RENT CORRECTION

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

<table>
<thead>
<tr>
<th>Base (CPI-W- U.S. City Average)</th>
<th>May 1993</th>
<th>422.6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>May 2002</td>
<td>523.8</td>
</tr>
<tr>
<td>$23.8-422.6 x 101.2/422.6 = 0.239470%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,113,921.75</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>X</td>
<td>0.239470</td>
</tr>
<tr>
<td>Total Increase in Operating Costs</td>
<td>$ 258,187.60</td>
<td></td>
</tr>
<tr>
<td>Less Previous Increase</td>
<td>$ 260,705.85</td>
<td></td>
</tr>
<tr>
<td>Total Annual Increase</td>
<td>$ 19,481.75</td>
<td></td>
</tr>
<tr>
<td>Total Monthly Increase</td>
<td>$ 1,623.48</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: Base Year Changed - See SLA 1.10.

Old Annual Rent: $12,026,790.96 New Annual Rent: $12,046,272.71
Old Monthly Rent: $1,002,232.58 New Monthly Rent: $1,003,856.06

Effective JUNE 27, 2002, the Annual Rental is increased by $19,481.75. The new annual rental is $12,046,272.71 payable at the rate of $1,003,856.06 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO CENTER LIMITED PARTNERSHIP.

Due to the rent correction, the Lessor owes the Government $12,545.41 which will be reduced from October 1, 2002 rent.

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

SIGNATURE

IN PRESENCE OF

SIGNATURE

UNITED STATES OF AMERICA

SIGNATURE

CONTRACTING OFFICER

9600 BLACKWELL ROAD, SUITE 200
ROCKVILLE, MD 20850

(Address)

(Official Title)