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, INC.
9600 BLACKWELL RD., 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:

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

<table>
<thead>
<tr>
<th>Description</th>
<th>May 1993</th>
<th>May 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,119,921.75</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.339328</td>
<td></td>
</tr>
<tr>
<td>Total Increase in Operating Costs</td>
<td>$380,020.77</td>
<td></td>
</tr>
<tr>
<td>Less Previous Increase</td>
<td>$318,149.59</td>
<td></td>
</tr>
<tr>
<td>Total Annual Increase</td>
<td>$61,871.18</td>
<td></td>
</tr>
<tr>
<td>Total Monthly Increase</td>
<td>$3,489.26</td>
<td></td>
</tr>
</tbody>
</table>

Old Annual Rent: $12,116,234.70 New Annual Rent: $12,158,105.88
Old Monthly Rent: $1,009,686.23 New Monthly Rent: $1,013,175.49

Effective JUNE 27, 2005, the Annual Rental is increased by $41,871.18. The new annual rental is $12,158,105.88 payable at the rate of $1,013,175.49 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.

LESSEE

9600 BLACKWELL RD, SUITE 200
ROCKVILLE, MD 20850

CONTRACTING OFFICER

GSA FORM 276

P3