SUPPLEMENTAL LEASE AGREEMENT

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, 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

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 2008 533.8
633.8-422.6=211.2422.6=0.499834%
Base Operating Cost Per Lease $ 1,119,921.75
% Increase in CPI-W x 0.4999834
Total Increase in Operating Costs 559,775.37
Less Previous Increase 487,727.78
Total Annual Increase 72,047.59
Total Monthly Increase $ 6,003.97

Old Annual Rent: $12,265,698.92 New Annual Rent: $12,337,746.51
Old Monthly Rent: $ 1,022,141.58 New Monthly Rent: $ 1,028,145.54

Effective JUNE 27, 2008, the Annual Rental is increased by $72,047.59. The new annual rental is $12,337,746.51 payable at the rate of $1,028,145.54 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

(INITIALS)

IN PRESENCE OF

9600 Blackwell Rd., Suite 200
Rockville, MD 20850

ADMINISTRATIVE CONTRACTING OFFICER

GSA FORM 276 (REV. 7-97)