

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 41

12/30/2009

TO LEASE NO.

GS- 11B-20700

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:

REAL ESTATE TAX ESCALATION

| | |
|--------------------------------|----------------|
| CURRENT YEAR TAXES (2009) | \$1,560,401.58 |
| BASE YEAR TAXES (1994) | 1,152,554.35 |
| DIFFERENCE (INCREASE/DECREASE) | 407,847.23 |
| GOVERNMENT OCCUPANCY | x 0.9900% |
| LUMP SUM INCREASE/DECREASE | \$ 403,768.76 |

Accordingly a lump sum payment of \$403,768.76 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

BY _____

IN PR _____

Principal

(Title)

9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MD 20850

(Address)

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)