UPPLEMENTAL AGREEMENT

DATE: 6/25/2010

TO LEASE NO. 12-0642

GS-11B-9695

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 Fouger 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:

Base (CPI-W.U.S. City Average) MAY 1993 422.6
Corresponding Index MAY 2010 537.8
637.3-422.6 = 215.2/422X.6 = 0.509250%
Base Operating Cost Per Lease $1,119,921.75
% Increase in CPI-W x0.509250
Total Increase in Operating Costs $570,325.02
Less Previous Increase $380,930.72
Total Annual increase $42,226.30
Total Monthly Increase $3,518.85

Old Annual Rent: $12,306,064.86 New Annual Rent: $12,348,291.16
Old Monthly Rent: $1,025,505.41 New Monthly Rent: $1,029,024.26

Effective JUNE 27, 2010, the Annual Rental is increased by $42,226.30. The new annual rental is $12,348,291.16 payable at the rate of $1,029,024.26 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:

BY: ____________________________

IN PRESENCE OF: ____________________________

(Signature)

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

UNITED STATES OF AMERICA

BY: ____________________________

(Signature)

ADMINISTRATIVE CONTRACTING OFFICER

Principal

(Title)

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

(Official Title)