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:

Base (CPI-W-U.S. City Average) MAY 1993 422.6

$1,119,921.75

% Increase in CPI-W x0.571493

664.1-422.6 =241.5/422.6=0.571493%

Total Increase in Operating Costs 640,027.59

Total Annual Increase 69,707.57

Total Monthly Increase $ 5,808.96

Old Annual Rent: $ 12,348,291.16 New Annual Rent: $12,417,998.73

Old Monthly Rent: $ 1,029,024.26 New Monthly Rent: $ 1,034,833.22

Effective JUNE 27, 2011, the Annual Rental is increased by $69,707.57. The new annual rental is $12,417,998.73 payable at the rate of $1,034,833.22 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

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

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)

GSA FORM 276 (REV. 7-67)