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:

Base (CPI-W.U.S. City Average)  
Corresponding Index  
674.973-422.600 =252.373/422.600 =0.597191%  
MAY 1993 422,600  
MAY 2012 674.973

Base Operating Cost Per Lease  
% Increase in CPI-W  
x0.597191  
Total Increase in Operating Costs  
668,807.41  
Less Previous Increase  
640,027.59  
Total Annual Increase  
28,779.82  
Total Monthly Increase  
$ 2,398.32

Old Annual Rent: $12,417,998.73  
New Annual Rent: $12,446,778.55  
Old Monthly Rent: $ 1,034,833.22  
New Monthly Rent: $ 1,037,231.54

Effective JUNE 27, 2012, the Annual Rental is increased by $28,779.82. The new annual rental is $12,446,778.55 payable at the rate of $1,037,231.54 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO CENTER 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

(Title)

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

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)