

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 7

6/13/97

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.
1355 PICCARD DRIVE, SUITE 400
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 Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective _____, as follows:

C O R R E C T I O N - - S L A . N O . 5

This Supplemental Lease Agreement is issued to establish the rate of escalation due the Lessor under the terms and conditions of the Real Estate Tax Escalation clause.

REAL ESTATE TAX ESCALATION

CURRENT YEAR TAXES (1996)	\$1,234,114.72
BASE YEAR TAXES (1994)	<u>1,152,554.35</u>
DIFFERENCE (INCREASE)	81,560.37
GOVERNMENT OCCUPANCY	x 98.36%
	<u>\$80,222.78</u>

Accordingly a lump sum payment of \$80,222.78 is made to cover the Real Estate Tax Escalation.

DUE TO INCORRECT BASE YEAR TAXES STATED ON SLA NO. 5. THE LESSOR WAS OVERPAID BY THE GOVERNMENT. THEREFORE, THE LESSOR OWES THE GOVERNMENT \$22,667.00. THE AMOUNT \$22,667.00 WILL BE DEDUCTED FROM ONE MONTH RENTAL PAYMENT.

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 PRESENCE OF _____

1335 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850

(Address)

UNITED STATES OF AMERICA

BY _____

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)