GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
1315 EAST-WEST HIGHWAY, SILVER SPRING, MD 20910

THIS AGREEMENT, made and entered into this 27th day of May 1997, 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

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 May 27, 1997, as follows:

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Average) May 1993 422.6
Corresponding Index May 1997 468.3

468.3/422.6 = 0.108140%

Base Operating Cost Per Lease $1,096,145.35
% Increase in CPI-W X 0.108140
Total Increase in Operating Costs $ 118,537.25
Less Previous Increase $ 93,636.65
Total Annual Increase $ 24,900.60
Total Monthly Increase $ 2,075.05

Old Annual Rent: $11,813,989.42 New Annual Rent: $11,838,890.02
Old Monthly Rent: $ 984,499.12 New Monthly Rent: $ 986,574.17

Effective June 27, 1997, the Annual Rental is increased by
$24,900.60. The new annual rental is $11,838,890.02 payable at
the rate of $986,574.17 per month in arrears. Rent checks shall
be payable to: SSMCIII LTD. 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.

LESTOR WHEREOF, the parties subscribed their names as of the above date.

By
IN PRESENCE OF

UNITED STATES

ADMINISTRATIVE CONTRACTING OFFICER

1355 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850

(Address)

(Official Title)