SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
1305 EAST-WEST HWY., SILVER SPRING, MD 20910

THIS AGREEMENT, made and entered into this date by and between
SILVER SPRING METRO CENTER IV LIMITED PARTNERSHIP

whose address is c/o FOULGER PRATT DEVELOPMENT INC.
1355 PICCARD DRIVE
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:

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Average)</th>
<th>April 1993 421.6</th>
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</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>April 1997 468.3</td>
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<tr>
<td>421.6/468.3 = 0.110769%</td>
<td></td>
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</tbody>
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Base Operating Cost Per Lease $625,837.98
% Increase in CPI-W X 0.110769
Total Increase in Operating Costs $ 69,323.13
Less Previous Increase $ 53,439.68
Total Annual Increase $ 15,883.45
Total Monthly Increase $ 1,323.62

Old Annual Rent: $6,747,805.67 New Annual Rent: $6,763,689.12
Old Monthly Rent: $562,317.14 New Monthly Rent: $563,640.76

Effective May 6, 1997, the Annual Rental is increased by
$15,883.45. The new annual rental is $6,763,689.12 payable at
the rate of $563,640.76 per month in arrears. Rent checks shall
be payable to: Silver Spring Metro IV 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

UNITED STATES OF AMERICA

ADMINISTRATIVE CONTRACTING OFFICER

1335 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850

(Address)

(Signed)

(Title)

(GSA Form JUL 67 276)