GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
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.
1335 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:

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

Base (CPI-W-U.S. City Average) April 1993 421.6
Corresponding Index April 2000 500.1

$ 634,573.68

% Increase in CPI-W
$ 118,154.73

$ 23,179.40

$ 1,931.62

Old Annual Rent: $6,891,060.02 New Annual Rent: $ 6,914,239.42
Old Monthly Rent: $ 574,255.00 New Monthly Rent: $ 576,186.62

Effective May 06, 2000, the Annual Rental is increased by $23,179.40. The new annual rental is $ 6,914,239.42 payable at the rate of $576,186.62 per month in arrears. Rent checks shall be payable to: Silver Spring 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

United States of America

LENDER

ADMINISTRATIVE CONTRACTING OFFICER

1335 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850

(Address)

Official Title