### 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 PARTNERSHIP
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 thereto 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:

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.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Year Taxes (2003)</td>
<td>$765,935.29</td>
</tr>
<tr>
<td>Base Year Taxes (1991)</td>
<td>$600,720.82</td>
</tr>
<tr>
<td>Difference (Increase/Decrease)</td>
<td>165,214.47</td>
</tr>
<tr>
<td>Government Occupancy</td>
<td>x 0.9980%</td>
</tr>
<tr>
<td>Lump Sum</td>
<td>$165,049.26</td>
</tr>
</tbody>
</table>

Accordingly a lump sum payment of $165,049.29 is made to cover the Real Estate Tax Escalation.

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

[Signature]

[Name]

**United States of America**

by

[Signature]

[Name]

CONTRACTING OFFICER

[Signature]

[Official Title]