

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 31	DATE 6/15/05
	TO LEASE NO. GS-11B-30083	

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.
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 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 2005	566.4
$566.4 - 421.6 = 144.8 / 421.6 = 0.343454\%$		
Base Operating Cost Per Lease	\$	634,573.68
% Increase in CPI-W	X	0.343454
Total Increase in Operating Costs	\$	217,946.56
Less Previous Increase	\$	187,993.96
Total Annual Increase	\$	29,952.60
Total Monthly Increase	\$	2,496.04

Old Annual Rent: \$6,984,078.65 New Annual Rent: \$ 7,014,031.25
Old Monthly Rent: \$ 582,006.56 New Monthly Rent: \$ 584,502.60

Effective MAY 06, 2005, the Annual Rental is increased by \$29,952.60. The new annual rental is \$ 7,014,031.25 payable at the rate of \$ 584,502.60 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.

LESSOR	
BY _____	9600 BLACKWELL RD (s) ROCKVILLE, MD 20850
IN PR _____	(Address)
UNITED STATES OF AMERICA	
BY _____	CONTRACTING OFFICER
	(Official Title)