

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., 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

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.

REAL ESTATE TAX ESCALATION

CURRENT YEAR TAXES (2005)	\$794,303.89
BASE YEAR TAXES (1994)	\$600,720.82
DIFFERENCE (INCREASE/DECREASE)	\$193,583.07
GOVERNMENT OCCUPANCY	x 0.999000
LUMP SUM INCREASE	\$193,389.49

Accordingly a lump sum payment of \$193,389.49 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

IN PR

(Title)

9600 Blackwell Rd., Suite 200

Rockville, MD 20850

(Address)

UNITED STATES OF AMERICA

CONTRACTING OFFICER

(Official Title)