SUPPLEMENTAL LEASE AGREEMENT

THIS AGREEMENT, made and entered into this date by and between

SILVER SPRING METRO CENTER IV LIMITED PARTNERSHIP
whose address is
do FOULGER PRATT DEVELOPMENT, INC.
9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MARYLAND 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:

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>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>APRIL 2006 587.3</td>
</tr>
<tr>
<td>587.3-421.6=165.7/421.6=0.393027%</td>
<td></td>
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<tr>
<td>Base Operating Cost Per Lease $654,573.68</td>
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<tr>
<td>% Increase in CPI-W x 0.393027</td>
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<tr>
<td>Total Increase in Operating Costs 249,404.31</td>
<td></td>
</tr>
<tr>
<td>Less Previous Increase 217,940.56 21,457.15 %</td>
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<tr>
<td>Total Annual Increase 31,467.15 31,457.12 %</td>
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</tr>
<tr>
<td>Total Monthly Increase 2,621.48 2,621.49 %</td>
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</tr>
</tbody>
</table>

Old Annual Rent: $7,014,031.25
New Annual Rent: $7,045,489.00
Old Monthly Rent: $584,502.60
New Monthly Rent: $587,124.09

Effective MAY 06, 2006, the Annual Rent is increased by $31,457.15. The new annual rental is $7,045,489.00 payable at the rate of $587,124.09 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

UNITED STATES OF AMERICA

CONTRACTING OFFICER

Principal

9600 BLACKWELL ROAD
ROCKVILLE, MARYLAND 20850

GSA FORM 276 (REV. 7-67)