

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-11B 30083

ADDRESS OF PREMISES 1305 East-West Highway
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 Road, Suite 200, Silver Spring, 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 May 1, 2007, as follows:

This SUPPLEMENTAL LEASE AGREEMENT No. 35 to Lease No. GS-11B-30083 is hereby issued to reflect the addition of four (4) reserved parking spaces to the existing eight (8) spaces currently provided by the lessor.

The ANNUAL RENT will increase by \$5040 (\$108 per space per month), and is subject to an annual escalation of 4% to be computed at the time operating cost escalations are done.

The RENT COMMENCEMENT DATE for the additional parking spaces expansion space shall be May 1, 2007.

The GOVERNMENT SHALL PAY THE LESSOR an annual rent of \$7,080,528.38²⁷ (for 285,844 rentable square feet and 12 parking spaces) AT THE RATE OF \$587,544.02 PER MONTH in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of \$634,573.88. Rent shall be payable to the lessor via EFT to the Lessor's financial institution.

This action does not cause any change to the Government's operating expense base or percentage of occupancy for real estate taxes.

This document will not constitute a legal obligation until the date of execution by the United States.

This document shall not be construed as a waiver of any rights, benefits, or interests that the Tenant has under the lease contract.

This document will not constitute a payment obligation until the date of the execution by the Government. As a result, even though payments will be made retroactively, no monies are due under this agreement until thirty (30) days after the date of the execution.

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

Principal
(Title)

(Address)

(Official Title)