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:

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 2006 627.6
627.6-421.6=206.0/421.6 = 0.488629%
Base Operating Cost Per Lease $ 634,573.68
% Increase in CPI-W x 0.488629
Total Increase in Operating Costs 310,071.12
Less Previous Increase 271,680.66
Total Annual Increase 38,390.46
Total Monthly Increase $ 3,199.20
Old Annual Rent: $7,072,804.72 New Annual Rent $7,111,195.18
Old Monthly Rent: $ 589,400.39 New Monthly Rent: $ 592,599.59

Effective MAY 06, 2008, the Annual Rental is increased by $38,390.46. The new annual rental
is $7,111,195.18 payable at the rate of $592,599.59 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.

__________________________
ADMINISTRATIVE CONTRACTING OFFICER

__________________________
Principle