

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:

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 2008	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.

[Redacted Signature]

Principal

(Title)

9600 Blackwell Rd., Suite 200  
Rockville, MD 20850

(Address)

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)