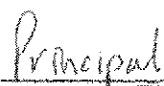


1/24/2012  
 REVISED AS OF JANUARY 2012

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">SUPPLEMENTAL AGREEMENT NO. 44</td> <td style="width:50%;">DATE 5/2/2010</td> </tr> <tr> <td colspan="2">TO LEASE NO. GS-11B-30003</td> </tr> </table>	SUPPLEMENTAL AGREEMENT NO. 44	DATE 5/2/2010	TO LEASE NO. GS-11B-30003													
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TO LEASE NO. GS-11B-30003																	
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:																	
Base (CPI-W-U.S. City Average) Corresponding Index $637.3-421.6=215.7/421.6=0.511660\%$ Base Operating Cost Per Lease % Increase in CPI-W Total Increase in Operating Costs Less Previous Increase Total Annual Increase Total Monthly Increase	<table style="width:100%;"> <tr> <td>APR 1993</td> <td>421.6</td> </tr> <tr> <td>APR 2010</td> <td>637.3</td> </tr> <tr> <td>\$634,573.68</td> <td></td> </tr> <tr> <td>x0.511660</td> <td>0.511662</td> </tr> <tr> <td>324,686.19</td> <td>324,662.10</td> </tr> <tr> <td>310,071.12</td> <td>297,635.59</td> </tr> <tr> <td>14,615.07</td> <td>27,026.53</td> </tr> <tr> <td>\$ 1,217.92</td> <td>2,252.21</td> </tr> </table>	APR 1993	421.6	APR 2010	637.3	\$634,573.68		x0.511660	0.511662	324,686.19	324,662.10	310,071.12	297,635.59	14,615.07	27,026.53	\$ 1,217.92	2,252.21
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Old Annual Rent: \$7,098,759.59 Old Monthly Rent: \$ 591,563.30	<table style="width:100%;"> <tr> <td>New Annual Rent: \$7,113,374.66</td> <td>7,125,486.72</td> </tr> <tr> <td>New Monthly Rent: \$ 592,781.22</td> <td>593,815.51</td> </tr> </table>	New Annual Rent: \$7,113,374.66	7,125,486.72	New Monthly Rent: \$ 592,781.22	593,815.51												
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Effective MAY 06, 2010, the Annual Rental is increased by \$14,615.07. The new annual rental is \$7,113,374.66 payable at the rate of \$592,781.22 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO IV LIMITED PARTNERSHIP. 593,815.51																	
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 PRE _____	 Principal (Title)  9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MD 20850 (Address)  ADMINISTRATIVE CONTRACTING OFFICER (Official Title)																