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:

Base (CPI-W U.S. City Average) APR 1993 421.6
Corresponding Index APR 2010 637.3
Base Operating Cost Per Lease $534,472.68
% Increase in CPI-W x0.511666 0.511666
324,685.19 324,685.19
Total 310,071.12 310,071.12
Total Annual Increase $14,615.07 2180.62
Total Monthly Increase $1,217.92

Old Annual Rent: $7,098,759.59
Old Monthly Rent: $591,563.30
New Annual Rent: $7,113,374.66
New Monthly Rent: $592,781.22

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.

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 PRESENCE OF ____________________________

ADMINISTRATIVE CONTRACTING OFFICER

GSA FORM 276 (REV 11/07)