GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

1325 East West Highway
Silver Spring, Maryland 20910

THIS AGREEMENT, made and entered into this date by and between

Silver Spring Metro Center Limited Partnership
whose address is c/o Foulger Pratt Development, Inc.
1355 Piccard Drive
Rockville, Maryland 20850
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 1994, as follows:

To reflect an Operating Cost escalation provided for in the basic lease agreement:

Base (CPI-W) City Average March 1990 127.1
(144.4/127.1 = .13611) March 1994 144.4

Base Year Operating Cost $581,952.06
% of Increase in CPI-W .13611

Total Increase in Operating Cost $79,209.49
Less previous increase $64,102.02
1994 Annual Increase in Operating Cost $15,107.47

Current Annual Rent: $7,158,383.41 New Annual Rent: $7,173,490.88
Current Monthly Rent: $596,531.95 New Monthly Rent: $597,790.91

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.

LESSEE Silver Spring Metro Center Limited Partnership

GENERAL PARTNER

1355 PICCARD DR. SUITE #400
ROCKVILLE, MD 20850

Contracting Officer

[Signature]