

File

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. <u>7</u>	DATE <u>7/21/94</u>
	TO LEASE NO. <u>GS-11B-90153</u>	

ADDRESS OF PREMISES
 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 (144.4/127.1 = .13611)	March 1990 March 1994	127.1 144.4
Base Year Operating Cost		\$581,952.06
% of Increase in CPI-W		<u>.13611</u>
Total Increase in Operating Cost		\$ 79,209.49
Less previous increase		<u>- \$ 64,102.02</u>
1994 Annual Increase in Operating Cost		\$ 15,107.47

Current Annual Rent: \$7,158,383.41	Current Monthly Rent: \$596,531.95
New Annual Rent: \$7,173,490.88	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.

LESSOR Silver Spring Metro Center Limited Partnership

BY _____	GENERAL PARTNER
IN PRESENCE _____	(Title)
_____	1355 PICCARD DR. SUITE #400
_____	ROCKVILLE, MD 20850
_____	(Address)
UNITED STATES _____	Contracting Officer
_____	(Official Title)