SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
1325 EAST-WEST HWY.; SILVER SPRING, MD 20910

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

SILVER SPRING METRO CENTER II LIMITED PARTNERSHIP
whose address is c/o FOULGER PRATT DEVELOPMENT, INC.
1335 PICCARD DRIVE, SUITE 400
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 Lease,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 7/1/98, as follows:

This Supplemental Lease Agreement is issued to establish the rate of escalation due the Lessor under the terms and conditions of the Real Estate Tax Escalation clause.

REAL ESTATE TAX ESCALATION

CURRENT YEAR TAXES (1998) $838,946.33
BASE YEAR TAXES (1992) 608,685.72
DIFFERENCE (INCREASE) 203,260.61
GOVERNMENT OCCUPANCY x 97.36% $224,181.73

Accordingly a lump sum payment of $224,181.73 is made to cover the Real Estate Tax Escalation.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

ADMINISTRATIVE CONTRACTING OFFICER