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 FOUGLER PRATT DEVELOPMENT PARTNERSHIP
1355 PICCARD DRIVE
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 ____________________________, 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 (2000) $ 845,973.00
BASE YEAR TAXES (1992) 608,685.72
DIFFERENCE (INCREASE) 237,287.28
GOVERNMENT OCCUPANCY X 0.9736%
$ 231,022.90

Accordingly a lump sum payment of $231,022.90 is made to cover the Real Estate
Tax Escalation.

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

LENT

ADMINISTRATIVE CONTRACTING OFFICER

UNITED STATES OF AMERICA

1325 EAST-WEST HWY., SILVER SPRING, MD 20910

1335 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850

(Address)

(Official Title)