

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 31	DATE 4/28/04
	TO LEASE NO. GS-11B-90153	

ADDRESS OF PREMISES  
1325 EAST-WEST HW., 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.  
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 Lease.

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

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Average)		MARCH 1990	378.50
Corresponding Index		MARCH 2004	544.80
$544.8 - 378.5 = 166.3 / 378.5 = 0.439366\%$			
Base Operating Cost Per Lease		\$ 581,952.06	
% Increase in CPI-W	X	0.439366	
Total Increase in Operating Costs		\$ 255,689.90	
Less Previous Increase		\$ 243,850.98	
Total Annual Increase		\$ 11,838.92	
Total Monthly Increase		\$ 986.58	

Old Annual Rent: \$ 7,337,853.03    New Annual Rent: \$ 7,349,691.95  
Old Monthly Rent: \$ 611,487.75    New Monthly Rent: \$ 612,474.33

Effective APRIL 01, 2004, the Annual Rental is increased by \$11,838.92. The new annual rental is \$ 7,349,691.95 payable at the rate of \$ 612,474.33 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO CENTER LIMITED PARTNERSHIP.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the Lessor has signed as of the above date.	
LESSOR	
BY _____	9600 BLACKWELL RD., SUITE 200
IN PRESENCE OF _____	ROCKVILLE, MD 20850
	(Address)
UNITED STATES OF AMERICA	CONTRACTING OFFICER
_____	(Official Title)