

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES 1325 EAST-WEST HWY., SILVER SPRING, MARYLAND 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, 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

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	378.5
Corresponding Index	MARCH 2006	581.8
$581.8 - 378.5 = 203.3 / 378.5 = 0.537120\%$		
Base Operating Cost Per Lease	\$	581,952.06
% Increase in CPI-W	x	0.537120
Total Increase in Operating Costs		312,578.21
Less Previous Increase		281,981.53
Total Annual Increase		30,596.68
Total Monthly Increase		2,549.73

Old Annual Rent:	\$7,375,983.58	7,376,262.92	New Annual Rent:	\$7,406,580.26	7,406,859.60
Old Monthly Rent:	\$ 614,665.30	614,688.58	New Monthly Rent:	\$ 617,215.03	617,238.30

Effective APRIL 01, 2006, the Annual Rent is increased by \$30,596.68. The new annual rental is ~~\$7,406,580.26~~ ^{7,406,859.60} payable at the rate of \$617,215.03 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 parties subscribed their names as of the above date.

LESSOR

BY _____

IN PRESENCE OF _____

Principal

(Title)
9600 BLACKWELL RD., SUITE 200
ROCKVILLE, MARYLAND 20850
(Address)

UNITED STATES OF AMERICA

BY _____

CONTRACTING OFFICER

(Official Title)