

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 11B-90153

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:

10/2/14

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)	MAR 1990	378.5
Corresponding Index	MAR 2009	617.2
$617.2-378.5=238.7/378.5= 0.630750\%$		
Base Operating Cost Per Lease	\$	581,952.06
% Increase in CPI-W	x	0.630750
Total Increase in Operating Costs		367,066.45
Less Previous Increase		375,901.06
Total Annual Increase/Decrease		(8,834.61)
Total Monthly Increase/Decrease		(736.21)

Old Annual Rent: \$7,470,182.45	New Annual Rent: \$7,461,347.84
Old Monthly Rent: \$ 622,515.20	New Monthly Rent: \$ 621,778.99

Effective ~~MAY 06, 2009~~ ^{April 1, 2009}, the Annual Rent is decreased by \$8,834.61. The new annual rental is \$7,461,347.84 payable at the rate of \$621,778.99 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO II 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

9600 BLACKWELL ROAD, SUITE 200
ROCKVILLE, MARYLAND 20850

ADMINISTRATIVE CONTRACTING OFFICER