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) MAR 1990 378.5
Corresponding Index MAR 2009 817.2
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
Old Monthly Rent: $ 622,515.20

New Annual Rent: $7,461,347.84
New Monthly Rent: $ 621,778.99

April 1, 2009

Effective MAY 06, 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

GSA FORM 276 (REV. 7-67)