

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 80 DATE 04/23/2012
TO LEASE NO. GS- 11B-90153

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 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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective _____, as follows:

CATCH-UP CPI DUE TO LEASE HOLD-OVER

Base (CPI-W-U.S. City Average)	MARCH 1990	378,500
Corresponding Index	MARCH 2010	636,025
$636,025 - 378,500 = 257,525 / 378,500 = 0.680383\%$		
Base Operating Cost Per Lease	\$	581,952.06
% Increase In CPI-W	x	0.680383
Total Increase in Operating Costs		395,950.34
Less Previous Increase		367,066.45
Total Annual Increase		28,883.89
Total Monthly Increase	\$	2,406.98

Old Annual Rent: \$7,461,347.84 New Annual Rent: \$7,490,231.73
Old Monthly Rent: \$ 621,778.99 New Monthly Rent: \$ 624,185.97

Effective APRIL 01, 2010, the Annual Rental is increased by \$28,883.89. The new annual rental is \$7,490,231.73 payable at the rate of \$624,185.97 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 _____ PRINCIPAL _____
(Title)

IN PRESENCE OF _____
9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MD 20850
(Address)

UN _____
E _____
ADMINISTRATIVE CONTRACTING OFFICER
(Official Title)