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) Corresponding Index
636.025=378.500=0.680383

Base Operating Cost Per Lease $581,952.06 x0.680383
Rate Increase
156,905.34 367,066.45
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: $624,185.57

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 CENTER 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.

LENSOR

9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MD 20850

ADMINISTRATIVE CONTRACTING OFFICER