SUPPLEMENTAL AGREEMENT DATE
GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
NO. 51
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)
Corresponding Index
6359=378.5 =276.9/378.5=0.731532%

MARCH 1990 378.5,00 pc
MARCH 2011 655,585 pc

Base Operating Cost Per Lease
% Increase in CPI-W
Total Increase in Operating Costs
Less Previous Increase
Total Annual Increase
Total Monthly Increase

7.79% 235.78 pc

Old Annual Rent: $7,499,195.29
Old Monthly Rent: $624,182.77

New Annual Rent: $7,519,998.16
New Monthly Rent: $626,666.51

$2,483.74 $1.405.34 pc

Effective APRIL 01, 2011, the Annual Rental is increased by $26,804.87. The new annual rental is $7,519,998.16 payable at the rate of $626,666.51 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

UNIT

BY

ADMINISTRATIVE CONTRACTING OFFICER

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

GSA FORM 276 (REV. 7-67)