GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

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:

Base (CPI-W U.S. City Average) MARCH 1990 378.5
Corresponding Index MARCH 2012 674.1
Base Operating Cost Per Lease $ 581,952.06
% Increase in CPI-W x0.780951
Total Increase in Operating Costs 454,476.11
Less Previous Increase 425,716.77
Total Annual Increase 28,759.34
Total Monthly Increase $ 2,396.61

Old Annual Rent: $7,519,998.16 New Annual Rent: $7,548,757.50
Old Monthly Rent: $ 626,666.51 New Monthly Rent: $ 629,063.12

Effective APRIL 01, 2012, the Annual Rental is increased by $28,759.34. The new annual rental is $7,548,757.50 payable at the rate of $629,063.12 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

BY ________________

IN PRESENCE OF __________________________

UNAUTHORISED

ADMINISTRATIVE CONTRACTING OFFICER

GSA FORM 276 (REV. 7-01)