

ADDRESS OF PREMISES **Choke Cherry Road  
Rockville, MD 20850**

THIS AGREEMENT, made and entered into this date by and between **PDF Office I Choke Cherry Road, LLC**

whose address is: **1585 Broadway  
New York-Manhattan, NY 10037-8200**

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective **August 27, 2006** as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

<b>Base (CPI-W-U.S. City Avg)</b>	<b>Aug</b>	<b>2005</b>	<b>192.10</b>
<b>Corresponding Index</b>	<b>Aug</b>	<b>2006</b>	<b>199.60</b>
<b>Base Operating Cost Per Lease</b>			<b>\$1,711,234.00</b>
<b>% Increase in CPI-W</b>			<b>0.039042166</b>
<b>Annual Increase In Operating Cost</b>			<b>\$66,810.28</b>
<b>Less Previous Escalation Paid</b>			<b>\$0.00</b>
<b>Annual Increase In Operating Cost Due Lessor</b>			<b>\$66,810.28</b>

Effective **August 27, 2006**, the annual rent is increased by **\$66,810.28**  
 The new annual rent is **\$5,123,230.23** payable at the rate of **\$426,935.85** per month.  
 The rent check shall be made payable to:

**PDF Office I Choke Cherry Road, LLC  
 P. O. Box 30091  
 New York-Manhattan, NY 10037-8200**

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: **PDF Office I Choke Cherry Road, LLC**

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF  
 \_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA  
 BY \_\_\_\_\_  
Contracting Officer, GSA, NCR, PBS, Metropolitan Service Center  
(Official Title)