

**UNITED STATES OF AMERICA  
SUPPLEMENTAL LEASE AGREEMENT**

**SUPPLEMENTAL  
AGREEMENT  
No. 10**

**DATE  
JUL 23 2008**

**TO LEASE NO. GS-11B-01638**

**ADDRESS OF PREMISES:** The [REDACTED] Building at Market Square I  
1 Choke Cherry Road  
Rockville, MD 20850

**THIS AGREEMENT, made and entered into this date by and between: PPF OFF 1 Choke Cherry Road, LLC**  
Whose address is:

c/o Morgan Stanley Real Estate Advisor, Inc.  
1585 Broadway, Floor 37  
New York, NY 10036-8200

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 mentioned covenant and agree that the said Lease is amended, as follows as of July 18, 2008:

1. Lessor has agreed to permit the installation of a [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]. Installation, operations, repairs, maintenance and removal of the security gate (if Lessor requires removal, in Lessor's sole discretion) will be at the Government's sole cost and expense. The Government and Lessor are working to finalize the plans and specifications for the security gate, for the Lessor's written approval, which approval shall not be unreasonably withheld, conditioned or delayed.
2. Pursuant to the terms of the Lease, Lessor shall be entitled to an oversight and management fee in the amount of 18% of all costs associated with the [REDACTED].
3. Notwithstanding anything to the contrary contained in the Lease, prior to the expiration or termination of the Lease, or a reasonable time thereafter, if Lessor requires removal of the [REDACTED], in Lessor's sole discretion, then the Government shall either, (a) remove the [REDACTED] and restore the entire surrounding area to its previous condition, or (b) pay to the Lessor a sum of money representing the actual cost of removal and restoration. Lessor, in Lessor's sole discretion, shall determine whether the Government is required to perform option (a) or option (b), and shall so notify the Government in writing not later than 60 days prior to the expiration or termination of the Lease.
4. To the extent allowable in accordance with the Federal Tort Claims Act, the Government shall promptly reimburse Lessor for all costs, damages, claims, liabilities and expenses suffered by or claimed against Lessor, directly or indirectly, based on, arising out of or resulting from any act or omission by the Government or the Government's employees, agents, assignees, subtenants, contractors, clients, guests, licensees, customers or invitees with respect to the [REDACTED] [REDACTED] [REDACTED] (including, without limitation, any damage to the base building systems, structure or equipment).
5. Notwithstanding anything to the contrary contained in the Lease, the Government shall be solely responsible for the cost and performance of snow and other debris removal from all areas within the [REDACTED] [REDACTED].

**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: PPF OFF 1 Choke Cherry Road, LLC, a Delaware limited liability company

By: PPF OFF 1 Choke Cherry Road Manager, LLC, a Delaware limited liability company, its managing member

By: PPF OFF, LLC, a Delaware limited liability company, its member

By: PPF OP, LP, a Delaware limited partnership, its Member

By: PPF OPGP, LLC, a Delaware limited liability company, its General Partner

By: Prime Property Fund, LLC, a Delaware limited liability company, its Member

By: Morgan Stanley Real Estate Advisors, Inc., a Delaware corporation, its Manager

By: \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

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

(Address) *Morgan Stanley*  
1585 Broadway  
New York NY 10036

BY \_\_\_\_\_

MARY L HEWSON  
CONTRACTING OFFICER  
\_\_\_\_\_  
(Title)