

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE
	NO. 10	3/31/98
	TO LEASE NO. GS-11B-20700	

ADDRESS OF PREMISES
 1315 East West Highway, Silver Spring, MD 20910

THIS AGREEMENT, made and entered into this date by and between
 SILVER SPRING METRO CENTER III LIMITED PARTNERSHIP
 whose address is c/o FOUGLER PRATT DEVELOPMENT, INC.
 1355 PICCARD DRIVE, SUITE 400
 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 Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 3/1/98, as follows:

This Supplemental Lease Agreement is issued to establish the new rental rate and CPI adjustment effective **March 1, 1998**, for Silver Spring Metro III due to special vacant space credit for cleaning in the Fitness Center (8,299 sq. ft) and [REDACTED] (7,452 sq. ft). It was agreed that Pioneer Building Services, Inc., cleaning contractor, for Fougler-Pratt, Lessor, would provide \$.96 per sq. ft. credit for the Fitness Center and \$.78 per sq. ft. credit for the [REDACTED]. Calculation of the reduction is computed as follows:

FITNESS CENTER:
 $$.96 \times 8,299 \text{ sq. ft.} = \$ 7,967.04$
 [REDACTED]:
 $$.78 \times 7,452 \text{ sq. ft.} = \$ 5,812.56$
 TOTAL = \$13,779.60/yr. divided by 12 months =
 \$ 1,148.30/mo.

Old Annual Rent: \$11,838,890.02 New Annual Rent: \$11,825,110.42
 Old Monthly Rent: \$ 986,574.17 New Monthly Rent: \$ 985,425.87

Current base for CPI adjustment: \$1,096,145.35
 New base for CPI adjustment: \$1,082,365.75

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 [REDACTED] _____ Vice President
 1355 Piccard Drive, Suite 400
 Rockville, MD 20850

 (Address)

UNI
 BY [REDACTED] _____ Contracting Officer

 (Official Title)