

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 18	DATE 4/11/02
	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 Foulger 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 October 1, 2000, as follows:

The base operating cost of the lease shall be increased in the amount of \$34,146.00 to reflect the additional lessor provided service of clinical cleaning (as defined in the attached scope of work) in the fitness center and the [redacted]

As of October 1, 2000, the operating cost of the lease shall increase to \$1,119,921.75. The additional \$34,146.00 for the clinical cleaning will not be escalated until June 2002, and will be escalated in conjunction with the original operating cost base.

The new annual rental, effective October 1, 2000, shall be \$11,978,745.50 per annum. Rent shall be payable via EFT to the lessor's financial institution.

All other terms and conditions of the Lease shall remain in force and in effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR SILVER SPRING METRO CENTER III LIMITED PARTNERSHIP

BY [redacted]
IN PRESENCE [redacted]

1355 PICCARD DRIVE, SUITE 400 (Title)
ROCKVILLE, MD 20850

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY [redacted]

Contracting Officer
(Official Title)