

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 20

6/22/01

TO LEASE NO.

GS 11B-20700

ADDRESS OF PREMISES

1315 EAST-WEST HWY., 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 PARTNERSHIP

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 _____, as follows:

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Average)	May 1993	422.6
Corresponding Index	May 2001	519.4
$519.4 - 422.6 = 96.8 / 422.6 = 0.229058\%$		

Base Operating Cost Per Lease		\$1,085,775.75*
% Increase in CPI-W	X	0.033353
Total Increase in Operating Costs		\$ 248,705.85
Less Previous Increase		\$ 200,660.40
Total Annual Increase		\$ 48,045.45
Total Monthly Increase		\$ 4,003.78

NOTE: Base Year Changed Effective SLA No. 12 - June 27, 1999

Old Annual Rent: \$11,944,599.50	New Annual Rent: \$11,992,644.95
Old Monthly Rent: \$995,383.30	New Monthly Rent: \$ 999,387.08

Effective June 27, 2001, the Annual Rental is increased by \$48,045.45. The new annual rental is \$11,992,644.95 payable at the rate of \$999,387.08 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO III 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.

LESSOR

BY

IN P

1355 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850

(Address)

UNITED STATES OF AMERICA

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)