

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 21	DATE 10/29/01
	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 FOULGER 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 2000	501.1
$501.1-422.6 = 78.5/422.6 = 0.185755\%$		

Base Operating Cost Per Lease	\$1,085,775.75*
% Increase in CPI-W	X 0.185755
Total Increase in Operating Costs	\$ 201,688.11
Less Previous Increase	\$ 160,065.85
Total Annual Increase	\$ 41,622.26
Total Monthly Increase	\$ 3,468.53

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

Old Annual Rent: \$11,904,004.95 New Annual Rent: \$11,945,627.21
 Old Monthly Rent: \$992,000.41 New Monthly Rent: \$ 995,468.94

Effective June 27, 2000, the Annual Rental is increased by \$41,622.26. The new annual rental is \$11,945,627.21 payable at the rate of \$995,468.94 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO III LIMITED PARTNERSHIP.

NOTE: SLA NO. 17 CORRECTION DUE TO REVISED DEPT OF LABOR CPI FOR MONTH OF MAY 2000. THEREFORE, \$942.05 WILL BE ISSUED TO LESSOR FOR CATCH-UP PAYMENT.

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 _____ (Signature) _____ (Title)

IN PRESENCE OF _____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  _____ ADMINISTRATIVE CONTRACTING OFFICER
 (Official Title)