

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 25	DATE 9/30/02
	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, INC. 9600 BLACKWELL ROAD, SUITE 200 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:

**THIS SLA NO. 25 IS A CORRECTION TO SLA NO. 24 - RENT CORRECTION**

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 2002	523.8
523.8-422.6= 101.2/422.6=0.239470%		
Base Operating Cost Per Lease	\$1,119,921.75*	
% Increase in CPI-W	X 0.239470	
Total Increase in Operating Costs	\$ 268,187.60	
Less Previous Increase	\$ 248,705.85	
Total Annual Increase	\$ 19,481.75	
Total Monthly Increase	\$ 1,623.48	

\*NOTE: Base Year Changed - See SLA. 18.

Old Annual Rent: \$12,026,790.96    New Annual Rent: \$12,046,272.71  
 Old Monthly Rent: \$1,002,232.58    New Monthly Rent: \$1,003,856.06

Effective JUNE 27, 2002, the Annual Rental is increased by \$19,481.75. The new annual rental is \$12,046,272.71 payable at the rate of \$1,003,856.06 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO CENTER LIMITED PARTNERSHIP.

Due to the rent correction, the Lessor owes the Government \$12,545.41 which will be reduced from October 1, 2002 rent.

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)  IN PRESENCE OF _____ (Signature)	9600 BLACKWELL ROAD, SUITE 200 ROCKVILLE, MD 20850  _____ (Address)
UNITED STATES OF AMERICA  _____ (Official Title)	CONTRACTING OFFICER  _____ (Official Title)