

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 31	DATE 11/15/04
	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 RD., 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 Supplemental Lease Agreement is issued to establish the rate of escalation due the Lessor under the terms and conditions of the Real Estate Tax Escalation clause.

REAL ESTATE TAX ESCALATION

CURRENT YEAR TAXES (2004)	\$1,488,281.49
BASE YEAR TAXES (1994)	\$1,152,554.35
DIFFERENCE (INCREASE/DECREASE)	\$335,727.14
GOVERNMENT OCCUPANCY	x 0.9900%
LUMP SUM INCREASE	\$332,369.87

Accordingly a lump sum payment of \$332,369.87 is made to cover the Real Estate Tax Escalation.

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