

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO
GS- 11E

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, MARYLAND 20850

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above

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 2006	590.5
$590.5 - 422.6 = 167.9 / 422.6 = 0.397302\%$		
Base Operating Cost Per Lease		\$1,119,921.75
% Increase in CPI-W		x 0.397302
Total Increase in Operating Costs		444,947.61
Less Previous Increase		380,020.77
Total Annual Increase		64,926.84
Total Monthly Increase		5,410.57

Old Annual Rent: \$12,158,105.87

New Annual Rent: \$12,223,032.71

Old Monthly Rent: \$ 1,013,175.49

New Monthly Rent: \$ 1,018,586.06

Effective JUNE 27, 2006, the Annual Rent is increased by \$64,926.84. The new annual rental is \$12,223,032.71 payable at the rate of \$1,018,586.06 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

Principal

(Title)

9600 BLACKWELL ROAD, SUITE 200
ROCKVILLE, MARYLAND 20850

(Address)

UNITED STATES OF AMERICA

CONTRACTING OFFICER

(Official Title)