

**SUPPLEMENTAL LEASE AGREEMENT**

ADDRESS OF PREMISES: Silver Spring Metro Center III  
1315 East West Highway  
Silver Spring, Maryland 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.  
1355 Piccard Drive, 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, as follows:

To reflect an Operating Cost Escalation provided for in the basic Lease Agreement, effective June 27, 1995.

Base Year (CPI-W) City Average	May 1993	422.6
	May 1995	445.6

Base Year Operating Cost	\$1,096,145.35
% of Increase in CPI-W	5.442%
(calculation: $+445.6 - 422.6 = 23.0 / 422.6$ )	
Total Increase in Operating Costs	\$59,652.23
Less Previous Increase	\$23,600.04
Total Annual Increase	\$36,052.19
Monthly Increase	\$3,004.35

Current Annual Rent: \$11,743,952.81	<u>New Annual Rent: \$11,780,005.00</u>
Current Monthly Rent: \$978,662.73	<u>New Monthly Rent \$981,667.08</u>

Rent checks shall be payable to: **SSMC III, LTD. PARTNERSHIP**  
All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names 10/26/95  
date

LESSOR:  
By: [Redacted]  
In P [Redacted]

Agent  
Title  
1355 Piccard Drive, Suite 400  
Rockville, MD 20850  
Address

REAL PROPERTY  
CONTRACTING OFFICER  
Official Title