

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. 2010-000000
~~GS-11B-20083~~

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective _____, as follows:

Base (CPI-W-U.S. City Average)	MAY 1993	422.6
Corresponding Index	MAY 2010	637.8
$637.8 - 422.6 = 215.2 / 422.6 = 0.509250\%$		
Base Operating Cost Per Lease		\$1,119,921.75
% Increase in CPI-W		x0.509250
Total Increase in Operating Costs		570,320.02
Less Previous Increase		528,093.72
Total Annual Increase		42,226.30
Total Monthly Increase		\$ 3,518.85

Old Annual Rent: \$12,306,064.86
Old Monthly Rent: \$ 1,025,505.41

New Annual Rent: \$12,348,291.16
New Monthly Rent: \$ 1,029,024.26

Effective JUNE 27, 2010, the Annual Rental is increased by \$42,226.30. The new annual rental is \$12,348,291.16 payable at the rate of \$1,029,024.26 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 _____

[Redacted Signature]

Principal

(Title)

IN PRESENCE OF _____

9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MD 20850

(Signature)

UNITED STATES OF AMERICA

BY _____

[Redacted Signature]

ADMINISTRATIVE CONTRACTING OFFICER

(Signature)

(Official Title)