

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 45

06/24/2011

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

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 2011	664.1
$664.1 - 422.6 = 241.5 / 422.6 = 0.571493\%$		
Base Operating Cost Per Lease		\$1,119,921.75
% Increase in CPI-W		x0.571493
Total Increase in Operating Costs		640,027.59
Less Previous Increase		570,320.02
Total Annual Increase		69,707.57
Total Monthly Increase		\$ 5,808.96

Old Annual Rent: \$ 12,348,291.16	New Annual Rent: \$ 12,417,998.73
Old Monthly Rent: \$ 1,029,024.26	New Monthly Rent: \$ 1,034,833.22

Effective JUNE 27, 2011, the Annual Rental is increased by \$69,707.57. The new annual rental is \$12,417,998.73 payable at the rate of \$1,034,833.22 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 _____

Principal

(Title)

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

(Address)

UN

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)