

Supplemental Lease Agreement #4
Lease Number: GS-11B-30083
BUILDING #: MD 0236 ZZ

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES: Silver Spring Metro Center IV
1305 East West Highway
Silver Spring, Maryland 20910

THIS AGREEMENT, made and entered into this date by and between

Silver Spring Metro Center IV 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 consideration 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 May 6, 1995:

Base Year (CPI-W) City Average	April 1993	421.6
	April 1995	444.6

Base Year Operating Cost	\$625,837.98
% of Increase in CPI-W	5.455%
(calculation: $+444.6 - 421.6 = 23.0 / 421.6$)	
Total Increase in Operating Costs	\$34,139.46
Less Previous Increase	\$13,805.99
Total Annual Increase	\$20,333.47
Monthly Increase	\$1,694.46

Current Annual Rent:	\$6,708,171.35	New Annual Rent:	<u>\$6,728,504.82</u>
Current Monthly Rent:	\$559,014.28	New Monthly Rent:	<u>\$560,708.74</u>

Rent checks shall be payable to: SSMC IV, 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 10/24/95
date

LESSOR:

[Redacted Signature]

AGENT
Title

[Redacted Address]

1355 PICCARD DRIVE, SUITE 400
ROCKVILLE, MD 20850
Address

UNITED STATES GOVERNMENT
[Redacted Signature]

REAL PROPERTY
CONTRACTING OFFICER
Official Title