

[REDACTED]

**ADDRESS OF PREMISES:** Silver Spring Metro Center IV  
1305 East-West Highway  
Silver Spring, MD 20910

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

**SSMC IV LIMITED PARTNERSHIP**

whose address is: % 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, the parties for the consideration hereinafter mentioned covenant and agree that the said lease is amended as follows:

**To reflect and Operating Cost Escalation provided for in the basic Lease Agreement: effective May 6, 1996:**

Base Year (CPI-W) City Average	April 1993	421.6
	April 1996	457.6
<b>Base Year Operating Cost</b>	<b>\$625,837.98</b>	
% of Increase in CPI-W	8.539%	
(calculation: +457.6-421.6=36.0/421.6)		
<b>Total Increase in Operating Costs</b>		<b>\$53,440.31</b>
Less Previous Increase		<b>\$34,139.46</b>
<b>Total Annual Increase</b>	<b>\$19,300.85</b>	
<b>Monthly Increase</b>	<b>\$1,608.40</b>	

<b><u>Current Annual Rent: \$6,728,504.82</u></b>	<b><u>New Annual Rent: \$6,747,805.67</u></b>
<b><u>Current Monthly Rent: \$560,708.74</u></b>	<b><u>New Monthly Rent: \$562,317.14</u></b>

Rent checks shall be payable to:

**SSMC IV LIMITED PARTNERSHIP**

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names JAN 8 1997

Date

LESSOR

By: [REDACTED]

[Signature]  
Title

In Presence of: [REDACTED]

1355 Piccard Drive, Suite 400  
Rockville, MD 20850

Address

UNITED STATES GOVERNMENT:  
[REDACTED]

**REAL PROPERTY  
CONTRACTING OFFICER**  
Official Title