

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.
12

DATE
NOV 5 1998

TO LEASE NO.
GS-11B-30083

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 the Silver Spring Metro Center IV Limited Partnership

whose address is c/o Faulger 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, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is issued to reflect an increase in the space under lease number GS-11B-30083 by 3,935 WBR net square feet of office and related space and the addition of eight (8) non-reserved garage parking spaces for "Official Government Vehicles".

1. Paragraph 1 of the SF2 is hereby amended to the following:

Total space occupied by the Government: 285,844 square feet of WBR net rental office, office and related space.

2. Lease Addendum (Rent) is hereby amended to the following:

Effective March 20, 1998, The Government shall pay the Lessor annual rent of \$6,866,520.66 (\$6,772,001.96 for 281,909 square feet and \$94,518.70 for 3,935 square feet) at the rate of \$572,210.06 per month in arrears.

Effective September 15, 1998, The Government shall pay the Lessor annual rent of \$6,873,720.66 (\$6,779,201.96 for 281,909 square feet and 8 parking spaces and \$94,518.70 for 3,935 square feet) at the rate of \$572,810.66 per month in arrears.

3. The new operating cost base shall be as follows:

Effective May 6, 1998 the operating cost base is \$625,837.98 (As specified in the Lease Addendum)
Effective May 6, 1999 the operating cost base will be \$634,573.68 (\$625,837.98 + \$8,735.70 [3,935 x \$2.22])

4. The new percentage of Government occupancy is: 99.90%

Total rentable square feet in the building = 286,122 square feet
Total space occupied by the Government = 285,844 square feet (285,844 / 286,122 x 100 =99.90%)

The lessor agrees to waive any prompt payment interest claim.

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: Silver Spring Metro Center IV Limited Partnership

BY _____

AGENT

(Title)

IN THE PRESENCE OF _____

Rockville, MD

(Address)

UNITED STATES OF AMERICA

BY _____
(Signature)

Contracting Officer

(Official Title)