

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 20	DATE 10/29/01
	TO LEASE NO. GS- 11B-30083	

ADDRESS OF PREMISES  
 1305 EAST-WEST HWY., SILVER SPRING, MD 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, SUITE 400  
 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 \_\_\_\_\_, as follows:

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Average)	APRIL 1993	421.6
Corresponding Index	APRIL 2000	500.4
$500.4 - 421.6 = 78.8 / 421.6 = 0.186907\%$		

Base Operating Cost Per Lease	\$	634,573.68
% Increase in CPI-W	X	0.186907
Total Increase in Operating Costs	\$	118,606.28
Less Previous Increase	\$	94,975.33
Total Annual Increase	\$	23,630.95
Total Monthly Increase	\$	1,969.25

Old Annual Rent: \$ 6,891,060.02	New Annual Rent: \$ 6,914,690.97
Old Monthly Rent: \$574,255.00	New Monthly Rent: \$ 576,224.25

Effective May 06, 2000, the Annual Rental is increased by \$23,630.95. The new annual rental is \$6,914,690.97 payable at the rate of \$576,224.25 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO IV LIMITED PARTNERSHIP.

NOTE: SLA NO. 17 CORRECTION DUE TO REVISED DEPT OF LABOR CPI FOR MONTH OF APRIL 2000. THEREFORE, \$407.76 WILL BE ISSUED TO LESSOR FOR CATCH-UP PAYMENT.

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 \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN PRESENCE OF \_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA

BY \_\_\_\_\_ ADMINISTRATIVE CONTRACTING OFFICER  
 \_\_\_\_\_ (Official Title)