

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 25 TO LEASE NO. GS-11B-30083	DATE 6/6/03
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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.  
 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 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 2003	535.5
$535.5 - 421.6 = 113.9 / 421.6 = 0.270161\%$		
Base Operating Cost Per Lease		\$634,573.68
% Increase in CPI-W	X	0.270161
Total Increase in Operating Costs		<u>\$171,437.24</u>
Less Previous Increase		\$153,676.41
Total Annual Increase		\$ 17,760.83
Total Monthly Increase		\$ 1,480.07

Old Annual Rent: \$6,974,746.69    New Annual Rent: \$6,992,507.52  
 Old Monthly Rent: \$581,228.89    New Monthly Rent: \$ 582,708.96

Effective MAY 06, 2003, the Annual Rental is increased by \$17,760.83. The new annual rental is \$6,992,507.52 payable at the rate of \$582,708.96 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO IV 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 _____ IN PRESENCE _____ _____ (Signature)	_____ 9600 BLACKWELL RD., SUITE 200 ROCKVILLE, MD 20850 _____ (Address)
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UNITED STATES OF AMERICA BY _____ _____ (Official Title)	_____ CONTRACTING OFFICER _____ (Official Title)
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