

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 118-30083

ADDRESS OF PREMISES 1305 EAST-WEST HWY., 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.

9600 BLACKWELL RD., SUITE 200, ROCKVILLE, MARYLAND 20850

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above

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 2006	587.3	
$587.3-421.6=165.7/421.6=0.393027\%$			
Base Operating Cost Per Lease	\$	624,573.68	
% Increase in CPI-W	x	0.393027	
Total Increase in Operating Costs		249,404.31	
Less Previous Increase		217,946.56	217,947.19 <i>4K</i>
Total Annual Increase		31,457.75	31,457.12 <i>4K</i>
Total Monthly Increase		2,621.49	2,621.43 <i>4K</i>

Old Annual Rent: \$7,014,031.25
Old Monthly Rent: \$ 584,502.60

New Annual Rent: ~~\$7,045,489.00~~ 7,045,488.37 *4K*
New Monthly Rent: \$ 587,124.09 587,124.09 *4K*

Effective MAY 06, 2006, the Annual Rent is increased by ~~\$31,457.75~~ ^{31,457.12 *4K*}. The new annual rental is ~~\$7,045,489.00~~ ^{7,045,488.37 *4K*} payable at the rate of \$587,124.09 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

BY

IN P

Principal

(Title)

9600 BLACKWELL ROAD
ROCKVILLE, MARYLAND 20850

(Address)

UNITED STATES OF AMERICA

CONTRACTING OFFICER

(Official Title)