

SUPPLEMENTAL LEASE AGREEMENT

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, 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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective _____, as follows:

REAL ESTATE TAX ESCALATION

CURRENT YEAR TAXES (2008)	\$ 814,961.99
BASE YEAR TAXES (1994)	600,720.82
DIFFERENCE (INCREASE/DECREASE)	214,241.17
GOVERNMENT OCCUPANCY	x 0.9990
LUMP SUM INCREASE	\$ 214,026.93

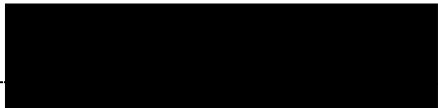
Accordingly a lump sum payment of \$214,026.93 is made to cover the Real Estate Tax Escalation.

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 _____



Principal
(Title)

9600 Blackwell Rd., Suite 200
Rockville, Maryland 20850

(Address)

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)