

REVISED AS OF 4/24/2012

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE
	NO. 47	5/18/2011
	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., 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:

Base (CPI-W-U.S. City Average)	APR 1993	421.6
Corresponding Index	APR 2011	660.5
$660.5 - 421.6 = 238.9 / 421.6 = 0.566658\%$		
Base Operating Cost Per Lease	\$	634,573.68
% Increase in CPI-W	x 0.566658	0.566651
Total Increase in Operating Costs	359,586.23	3.59,581.72
Less Previous Increase	324,686.19	324,686.19
Total Annual Increase	\$	34,900.04
Total Monthly Increase	\$	2,908.34

Old Annual Rent: \$ 7,113,374.66

Old Monthly Rent: \$ 592,781.22

New Annual Rent: \$ 7,148,274.70

New Monthly Rent: \$ 595,689.56

Effective MAY 06, 2011, the Annual Rental is increased by \$34,900.04. The new annual rental is \$7,148,274.70 payable at the rate of \$595,689.56 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

UN

Principal

(Title)

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

(Address)

ADMINISTRATIVE CONTRACTING OFFICER

(Official Title)