

Supplemental Lease Agreement #11
Lease Number: GS-11B-90153
BUILDING #: MD 0221 ZZ

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES: Silver Spring Metro Center II
1325 East West Highway
Silver Spring, Maryland 20910

THIS AGREEMENT, made and entered into this date by and between

Silver Spring Metro Center, Limited Partnership

whose address is c/o Foulger Pratt Development, Inc.
1355 Piccard Drive, 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 consideration hereinafter mentioned covenant and agree that the said lease is amended as follows:

To reflect an Operating Cost Escalation provided for in the basic Lease Agreement: effective April 1, 1995:

Base Year (CPI-W) City Average	March 1990	378.5
	March 1995	443.0
Base Year Operating Cost		\$581,952.06
% of Increase in CPI-W		17.041%
(calculation: $+443.0 - 378.5 = 64.5 / 378.5$)		
Total Increase in Operating Costs		\$99,170.45
Less Previous Increase		\$79,488.83
Total Annual Increase		\$19,681.62
Monthly Increase		\$1,640.14

Current Annual Rent:	\$7,173,490.88	<u>New Annual Rent:</u>	<u>\$7,193,722.50</u>
Current Monthly Rent:	\$597,790.91	<u>New Monthly Rent:</u>	<u>\$599,310.04</u>

Rent checks shall be payable to:
SILVER SPRING METRO CENTER, LTD. PARTNERSHIP
All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names 12/26/98
date

LE
By
[Redacted Signature Area]

Title [Signature]
1355 Piccard Drive, Suite 400
Rockville, MD 20850

Address
REAL PROPERTY
CONTRACTING OFFICER
Official Title