

[REDACTED]

SUPPLEMENTAL LEASE AGREEMENT

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

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

Silver Spring Metro Center, Limited Partnership

whose address is: % 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, the parties for the consideration hereinafter mentioned covenant and agree that the said lease is amended as follows:

To reflect and Operating Cost Escalation provided for in the basic Lease Agreement: effective April 1, 1996:

Base Year (CPI-W) City Average	March 1990	378.5
	March 1996	455.6
Base Year Operating Cost		\$581,952.06
% of Increase in CPI-W		20.369%
(calculation: $+455.6-378.5=77.10/378.5$)		
Total Increase in Operating Costs		\$118,537.82
Less Previous Increase		\$99,170.45
Total Annual Increase		\$19,367.37
Monthly Increase		\$1,613.95

Current Annual Rent:	\$7,193,172.50	<u>New Annual Rent:</u>	<u>\$7,212,539.87</u>
Current Monthly Rent:	\$599,431.04	<u>New Monthly Rent:</u>	<u>\$601,044.99</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 8/7/96
date

[REDACTED]

V.P.
Title

In Presence of [REDACTED]

1355 Piccard Drive, Suite 400
Rockville, MD 20850
Address

[REDACTED]

REAL PROPERTY
CONTRACTING OFFICER
Official Title