

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO. 21</b>	DATE <b>5/25/00</b>																											
		TO LEASE NO. <b>GS-11B-90153</b>																											
ADDRESS OF PREMISES <b>1325 EAST-WEST HWY., SILVER SPRING, MD 20910</b>																													
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p>SILVER SPRING METRO CENTER II LIMITED PARTNERSHIP          whose address is c/o FOUGLER PRATT DEVELOPMENT, INC.          1355 PICCARD DRIVE          ROCKVILLE, MD 20850</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective _____, as follows:</p> <p>To reflect operating cost escalation provided for in the basic lease agreement.</p> <table style="width:100%; border: none;"> <tr> <td style="width:50%;">Base (CPI-W-U.S. City Average)</td> <td style="width:20%;">March 1990</td> <td style="width:30%; text-align: right;">378.5</td> </tr> <tr> <td>Corresponding Index</td> <td>March 2000</td> <td style="text-align: right;">499.7</td> </tr> <tr> <td colspan="3"><math>499.7-378.5=121.2/378.5= 0.320211\%</math></td> </tr> </table> <table style="width:100%; border: none;"> <tr> <td style="width:50%;">Base Operating Cost Per Lease</td> <td style="width:20%; text-align: right;">\$ 581,952.06</td> <td style="width:30%;"></td> </tr> <tr> <td>% Increase in CPI-W</td> <td style="text-align: center;">X</td> <td style="text-align: right;">0.320211</td> </tr> <tr> <td>Total Increase in Operating Costs</td> <td style="text-align: right;">\$ 186,347.66</td> <td></td> </tr> <tr> <td>Less Previous Increase</td> <td style="text-align: right;">\$ 157,442.25</td> <td></td> </tr> <tr> <td>Total Annual Increase</td> <td style="text-align: right;">\$ 28,905.41</td> <td></td> </tr> <tr> <td>Total Monthly Increase</td> <td style="text-align: right;">\$ 2,408.79</td> <td></td> </tr> </table> <p>Old Annual Rent: \$7,251,444.30    New Annual Rent: \$ 7,280,349.71          Old Monthly Rent: \$ 604,287.02    New Monthly Rent: \$ 606,695.81</p> <p>Effective April 01, 2000, the Annual Rental is increased by \$28,905.41. The new annual rental is \$ 7,280,349.71 payable at the rate of \$606,695.81 per month in arrears. Rent checks shall be payable to: Silver Spring Metro Center Limited Partnership.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>			Base (CPI-W-U.S. City Average)	March 1990	378.5	Corresponding Index	March 2000	499.7	$499.7-378.5=121.2/378.5= 0.320211\%$			Base Operating Cost Per Lease	\$ 581,952.06		% Increase in CPI-W	X	0.320211	Total Increase in Operating Costs	\$ 186,347.66		Less Previous Increase	\$ 157,442.25		Total Annual Increase	\$ 28,905.41		Total Monthly Increase	\$ 2,408.79	
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LESSOR  BY _____ IN _____  UNIT _____	<div style="background-color: black; width: 100%; height: 100%;"></div>	_____ <b>1335 PICCARD DRIVE, SUITE 400</b> <b>ROCKVILLE, MD 20850</b> _____ <i>(Address)</i>																											
		<b>ADMINISTRATIVE CONTRACTING OFFICER</b> <i>(Official Title)</i>																											