

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 23	DATE 5/3/01
	TO LEASE NO. GS-11B-90153	

ADDRESS OF PREMISES
1325 EAST-WEST HWY., SILVER SPRING, MD 20910

THIS AGREEMENT, made and entered into this date by and between
SILVER SPRING METRO CENTER II LIMITED PARTNERSHIP
whose address is c/o FOUGLER 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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective _____ as follows:

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Average)	March 1990	378.5
Corresponding Index	March 2001	514.2
$514.2 - 378.5 = 135.7 / 378.5 = 0.358520\%$		

Base Operating Cost Per Lease	\$ 581,952.06
% Increase in CPI-W	X 0.358520
Total Increase in Operating Costs	\$ 208,641.73
Less Previous Increase	\$ 186,347.66
Total Annual Increase	\$ 22,294.07
Total Monthly Increase	\$ 1,857.83

Old Annual Rent: \$7,280,349.71 New Annual Rent: \$7,302,643.78
Old Monthly Rent: \$ 606,695.81 New Monthly Rent: \$ 608,553.64

Effective April 01, 2001, the Annual Rental is increased by \$22,294.07. The new annual rental is \$7,302,643.78 payable at the rate of \$608,553.64 per month in arrears. Rent checks shall be payable to: SILVER SPRING METRO CENTER 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.

<p>LESSOR</p> <p>BY _____</p> <p>IN PRE _____</p> <p>UNITED _____</p>	<p>(Name) 1355 PICCARD DRIVE, SUITE 400 ROCKVILLE, MD 20850 (Address)</p> <p>ADMINISTRATIVE CONTRACTING OFFICER (Official Title)</p>
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