

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 35

5/13/2005

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 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 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 2005	561.9
			$561.9 - 378.5 = 183.4 / 378.5 = 0.0484544\%$
Base Operating Cost Per Lease		\$ 581,952.06	
% Increase in CPI-W	X	0.0484544	
Total Increase in Operating Costs		\$ 281,981.53	
Less Previous Increase		\$ 255,689.90	
Total Annual Increase		\$ 26,291.63	
Total Monthly Increase		\$ 2,190.97	

Old Annual Rent: \$7,349,691.95 New Annual Rent: \$ 7,375,983.58
Old Monthly Rent: \$ 612,474.33 New Monthly Rent: \$ 614,665.30

Effective APRIL 01, 2005, the Annual Rental is increased by \$ ~~26,291.63~~ ^{\$26,291.63}. The new annual rental is \$ 7,375,983.58 payable at the rate of \$ 614,665.30 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.

LESSOR

BY

IN P

UNIT

9600 BLACKWELL RD., SUITE 200
ROCKVILLE, MD 20850

(Address)

CONTRACTING OFFICER

(Official Title)

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GSA FORM 276
JUL 87