

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 48	DATE 1/18/2012
		TO LEASE NO. LMD90153

ADDRESS of Premises: 1325 East West Highway, Silver Spring, MD 20910

THIS AGREEMENT made and entered into this date by and between: Silver Spring Metro Center LLLP

Whose address is c/o Foulger-Pratt
9600 Blackwell Road, 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 to extend the lease term for an additional forty-five (45) months.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

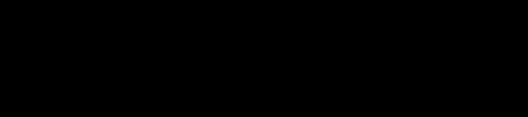
1. The term of the lease for 281,748 BRSE/ 246,448 BOUSF, with their appurtenances, is hereby retroactively extended for an additional forty-five (45) months, beginning on April 1, 2010, and expiring on December 31, 2013 (the "Lease Extension Term")
2. The Government accepts the base building and shell requirements in their configuration and existing condition as of the commencement date of this lease extension, although all performance and maintenance standards in the Lease must continue to be met.
3. The Government shall pay the Lessor \$7,461,347.84 annually / \$621,778.99 monthly. On October 1, 2013, the rent rate shall escalate to \$32.11 per BRSE, net of electricity and continue at this rate through December 31, 2013. This rent is inclusive of a base for operating expenses (minus electricity) of \$581,952.06 and real estate taxes of \$608,685.72 and shall be subject to continued operating expense and real estate tax adjustments during the Lease Extension Term as outlined in paragraphs 4.2 and 4.3 including adjustments retroactive to the beginning of the Lease Extension Term. The stipulated rents do not include Preventative Maintenance charges which will continue to be contracted via separate Supplemental Lease Agreements. All other terms and conditions shall continue under the Lease Extension Term.

It is understood that only upon execution by the Government does this SLA become binding on both parties.

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: Silver Spring Metro Center LLLP
BY: Silver Spring Manager, LLC - General Partner

BY:  ryant F. Foulger, Manager _____

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9600 Blackwell Road, Suite 200
Silver Spring, MD 20850
(Address)

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B
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Contracting Officer GSA, NCR