FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

	Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. <i>See</i> Instruction 1(b).
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

OMB APPROVAL										
OMB Number: 3235-028										
Estimated average burden										
hours per response:										

			2. Transactio Date (Month/Day/Y	Execution Date,	ar) if any Code (Instr. 5)				6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned												
(City)	(State)	(Zip)						Form filed by Mo Person	re than One Rep	orting		
(Street) ROCKVILLE	MD	20852	4.	. If Amendment, Date of	Original Filed	(Month/Day/Year)	6. Indiv Line) X	vidual or Joint/Group Form filed by One	e Reporting Pers	son		
(Last) 1626 EAST JEFF	(First) ERSON STREE	(Middle) T		. Date of Earliest Transa 5/14/2008	ction (Month/[Day/Year)	X	Officer (give title below) Trustee, Pres	Other belowj ident and CEC	·		
1. Name and Address of Reporting Person [*] <u>WOOD DONALD C</u>				. Issuer Name and Ticke F <u>EDERAL REAI</u> F <u>RUST</u> [FRT]				••				

		(Month/Day/Year)	8)					Owned Following Reported	(I) (Instr. 4)	Ownership (Instr. 4)
			Code V		Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)		(
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		100	D	\$83.41	277,205 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.42	277,005 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		300	D	\$83.43	276,705 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		100	D	\$83.45	276,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,200	D	\$83.5	275,405 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.51	275,205 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		700	D	\$83.52	274,505 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		600	D	\$83.53	273,905 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		100	D	\$83.54	273,805 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,300	D	\$83.55	272,505 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.56	272,305 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.57	272,105 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.58	271,905 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		300	D	\$83.59	271,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		700	D	\$83.6	270,905 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		300	D	\$83.62	270,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		2,000	D	\$83.65	268,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,000	D	\$83.66	267,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,000	D	\$83.67	266,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,400	D	\$83.7	265,205 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		800	D	\$83.71	264,405 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.72	264,205 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		300	D	\$83.73	263,905 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		100	D	\$83.74	263,805 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,500	D	\$83.75	262,305 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		700	D	\$83.76	261,605 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		200	D	\$83.77	261,405 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		5,400	D	\$83.78	256,005 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		5,100	D	\$83.8	250,905 ⁽²⁾	D	
Common shares of beneficial interest	05/14/2008		S ⁽¹⁾		1,200	D	\$83.81	249,705 ⁽²⁾	D	

	Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)														
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transa Code (8)		of		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				

Explanation of Responses:

1. This is two of three Form 4s being filed to report one transaction that occurred on May 14, 2008 because the transaction would not fit on one Form 4.

2. Shares owned indirectly by wife: 9,437.

Remarks:

Dawn M. Becker, by power of

<u>attorney</u>

05/16/2008

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.