GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-01478

ADDRESS OF PREMISES
499 Grove Street
Herndon, VA 20170-4732

THIS AGREEMENT, made and entered into this date by and between

Boston Properties, LP
401 - 9th Street, NW, Suite 700
Washington, DC 20004-2131

whose address is:

New Dominion Technology Park II, LLC
whose address is:

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 covenant and agree that the said lease is hereby amended as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

<table>
<thead>
<tr>
<th></th>
<th>July 2004</th>
<th>July 2005</th>
<th>184.60</th>
<th>191.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base (CPI-W-U.S. City Avg)</td>
<td></td>
<td></td>
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<tr>
<td>Corresponding Index</td>
<td></td>
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</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td></td>
<td></td>
<td>$1,166,022.00</td>
<td></td>
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<tr>
<td>% Increase in CPI-W</td>
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<td></td>
<td>0.032990806</td>
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<tr>
<td>Annual Increase in Operating Cost</td>
<td></td>
<td></td>
<td>$38,468.01</td>
<td></td>
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<tr>
<td>Less Previous Escalation Paid</td>
<td></td>
<td></td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost due Lessor</td>
<td></td>
<td></td>
<td>$38,468.01</td>
<td></td>
</tr>
</tbody>
</table>

Effective July 15, 2005, the annual rent is increased by $38,468.01.

The new annual rent is $9,562,258.01 payable at the rate of $796,855.67 per month.

Rental checks shall be made payable to:

New Dominion Technology Park II, LLC
Boston Properties, LP
401 - 9th Street, NW, Suite 700
Washington, DC 20004-2131

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: New Dominion Technology Park II, LLC

BY _______________________________ (Signature)

(Title)

IN THE PRESENCE OF _______________________________ (Signature)

(Address)

UNITED STATES OF AMERICA

BY _______________________________ (Signature)

Contracting Officer, GSA NCR PBS (Official Title)