

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 12 (REVISED) TO LEASE NO. GS-11B-00111	DATE
---	---	------

ADDRESS OF PREMISES 2 Independence Square
300 E Street, SW
Washington, D.C. 20024

THIS AGREEMENT, made and entered into this date by and between Southwest Market Ltd Partnership
whose address is: Southwest Market Ltd Partnership
c/o Boston Properties
500 E Street, SW
Washington, D.C. 20024

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:

This SLA 12 (REVISED) is issued to revise the original SLA 12 by correcting the figure used for the base year, and by correcting the resulting calculations.

COMPARISON YEAR (Revised)	1994	\$2,690,477.75
BASE YEAR	1993	\$2,888,667.66
DECREASE		(\$198,189.91)
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.50%
REVISED TOTAL CREDIT DUE THE GOVERNMENT		(\$195,217.06)
LESS AMOUNT PREVIOUSLY PAID PER SLA 8		\$189,765.84
1994 CREDIT DUE THE GOV'T		(\$384,982.90)
COMPARISON YEAR	1995	\$3,114,301.88
BASE YEAR	1993	\$2,888,667.66
DECREASE		\$225,634.22
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.50%
1995 AMOUNT DUE LESSOR		\$222,249.71
1995 AMOUNT DUE LESSOR		\$222,249.71
1994 CREDIT DUE GOVERNMENT		(\$384,982.90)
TOTAL CREDIT TO THE GOV'T		(\$162,733.19)
LESS PREVIOUS CREDIT TO THE GOV'T PER SLA 12		(\$772,152.38)
AMOUNT DUE LESSOR		\$609,419.19

The Lessor is entitled to a lump-sum payment in the amount of **\$609,419.19**

Rent payments are to be made to:
Southwest Market Ltd Partnership
c/o Boston Properties
550 E Street, SW
Washington, D.C. 20024

All other terms and conditions of the lease shall remain in full force and effect. *

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR:

BY * See Attachment (a) hereto,
(Signature) _____ (Title) _____
incorporated by this reference.
IN THE PRESENCE OF

(Signature) _____ (Address) _____

UNITED STATES OF AMERICA

BY N. Quinn 11/19/96 Contracting Officer, GSA, NCR, PBS, PARS
(Signature) (Official Title)