GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT NO 13	DATE SEP 25 1996
	TO LEASE NO. GS-11B-00111	

ADDRESS OF PREMISES 300 E Street, SW
Washington, DC 20024

THIS AGREEMENT, made and entered into this date by and between Southwest Market Limited Partnership whose address is
500 E Street, SW
Washington, DC 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 mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Exhibit III to this Lease is amended as follows;

1. For the period from July 20, 1995 through July 19, 1996, the annual rental for the 350 permits provided under Exhibit III is $600,600.00, based on a rate of $50,050.00 per month in arrears and is exclusive of the District of Columbia parking sales tax.

2. Effective July 20, 1996, the number of parking permits will increase to a total of six hundred forty-six (646) parking permits for spaces within the leased building, for use by the Government. The Government shall pay the annual rental for such parking permits of $1,135,668.00 based on a rate of $94,639.00 per month in arrears, which rate is exclusive of the District of Columbia parking sales tax. The aforesaid rental rate for these 646 parking permits will be escalated annually, on the anniversary date of the effective date of this agreement, by four percent (4%) of the rate payable for the prior year, for the remaining term of this Lease.

3. The effective date of this agreement is July 20, 1996.

4. The last paragraph of Exhibit III to this Lease is hereby deleted. Further, all references in Exhibit III to "350 permits" is hereby changed to read "646 permits" effective as July 20, 1996.

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: Southwest Market Limited Partnership
BY ;Independence Square, Inc.,It's General Partner
BY: _____ (Signature) Vice President (Title)

IN THE PRESENCE OF (witnessed by:)
_____ (Signature) _____ (Address)

UNITED STATES OF AMERICA
BY _____ (Signature)
Robert G. Roop

Contracting Officer
GSA, NCR, PBS, RED
(Official Title)

GSA DC 68-1176