

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE
	No. <u>15-14(NF)</u>	<u>2/10/97</u>
	TO LEASE NO.	<u>GS-IIB-00111</u>

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 is issued to settle all claims with respect to the computation of base year real estate taxes for real estate tax escalation purposes, which is hereby established as \$2,534,368.74, with calendar year 1993 designated as the base year. The base year figure was arrived at by adopting the amount appearing on GSA Form 1217 which was made a part of this lease.

In addition, it is agreed that the 1994 and 1995 real estate tax escalations will be calculated as follows:

COMPARISON YEAR (Revised)	1994	\$2,690,477.75
BASE YEAR	1993	\$2,534,368.74
INCREASE		\$156,109.01
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.50%
1994 TOTAL AMOUNT DUE LESSOR		\$153,767.37
COMPARISON YEAR	1995	\$3,114,301.88
BASE YEAR	1993	\$2,534,368.74
INCREASE		\$579,933.14
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.50%
1995 TOTAL AMOUNT DUE LESSOR		\$571,234.14
1995 TOTAL AMOUNT DUE LESSOR		\$571,234.14
1994 TOTAL AMOUNT DUE LESSOR		\$153,767.37
SUBTRACT AMOUNT PAID TO LESSOR (SLA 8)		\$189,765.84
SUBTRACT AMOUNT PAID TO LESSOR (SLA 12 REV)		\$609,419.19
ADD AMOUNT OF GOV'T CREDIT (SLA 12)		\$772,152.38
NET AMOUNT DUE FOR 1994 AND 1995 TAX ADJUSTMENTS		\$697,968.86

The Lessor is entitled to a lump-sum payment in the amount of **\$697,968.86**  
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 [Signature] Senior Vice President  
(Signature) (Title)  
IN THE PRESENCE OF  
[Signature] Boston Properties, Inc.  
(Signature) 500 E Street, SW - Suite 200  
Washington, DC 20024  
(Address)

UNITED STATES OF AMERICA  
BY [Signature] Contracting Officer, GSA, NCR, PBS, PARS  
(Signature) (Official Title)