

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 10 TO LEASE NO. GS-11B-00111	DATE
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ADDRESS OF PREMISES      2 Independence Square  
    300 E Street, SW  
    Washington, DC 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, 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 covenant and agree that the said lease is hereby amended effective      07/20/1995      as follows:

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

Base (CPI-W-U.S. City Avg)	June	1992	138.10
Corresponding Index	June	1995	149.90
Base Operating Cost Per Lease			\$3,481,297.44
% Increase in CPI-W			0.085445329
Annual Increase In Operating Cost			\$297,460.61
Less Previous Escalation Paid			\$184,022.24
Annual Increase in Operating Cost Due Lessor			\$113,438.37
Prorated Amount Due (7/20/95-2/29/96)			\$69,831.68
Interest Due at 6.38%			\$649.73
Total Lump Sum Catchup			\$70,481.41

This supplement is issued to reflect full and final settlement of the 1995 operating cost escalation from July 20, 1995 through February 29, 1996 to be paid as a lump sum payment inclusive of interest in the amount of \$70,481.41. The lump sum payment represents catchup for the period and interest at 6.38 percent. The total catchup is \$69,831.68 and the interest is \$649.73.

The rent check shall be payable to:

Southwest Market Ltd. Partnership  
 c/o Boston Properties  
 500 E Street, SW  
 Washington, DC 20024

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 Ltd. Partnership

BY \_\_\_\_\_ (Signature)      \_\_\_\_\_ (Title)

IN THE PRESENCE OF

\_\_\_\_\_  
 (Signature)      \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA

BY [Signature]      Contracting Officer, GSA, NCR, PBS, CBD  
 (Signature)      (Official Title)