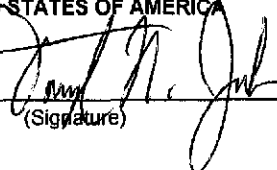


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 22 <b>TO LEASE NO.</b> LDC00111	<b>DATE</b> AUG 2 2000
<b>ADDRESS OF PREMISES</b> 2 Independence Square 300 E Street, SW Washington, DC 20024		
THIS AGREEMENT, made and entered into this date by and between <b>Southwest Market Limited Partnership</b> whose address is: <b>Southwest Market Limited Partnership</b> <b>C/O Boston Properties</b> <b>500 E Street, SW</b> <b>Washington, DC 20024</b>		
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 <b>7/20/00</b> as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor 2000 Increase for Parking Total increase Due Lessor including Parking	JUNE JUNE	1992 2000  \$3,481,297.44 0.217233888 \$756,255.78 \$622,650.69 \$133,605.09 \$51,098.88 \$184,703.97
Effective <b>7/20/00</b> , the annual rent is increased by <b>\$184,703.97</b> The new annual rent is <b>\$21,229,088.42</b> payable at the rate of <b>\$1,769,090.70</b> per month.		
The rent shall be made payable to: <b>Southwest Market Limited Partnership</b> <b>C/O Boston Properties</b> <b>500 E Street, SW</b> <b>Washington, DC 20024</b>		
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.		
<b>LESSOR: Southwest Market Limited Partnership</b>		
BY _____ (Signature) _____ (Title)		
IN THE PRESENCE OF _____ (Signature) _____ (Address)		
<b>UNITED STATES OF AMERICA</b> BY  (Signature) _____ (Official Title) Contracting Officer, GSA, NCR, PBS, DC South Service Delivery Team		