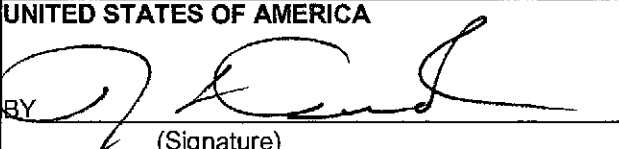


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 28 TO LEASE NO. LDC00111	DATE JUL 11 2003
ADDRESS OF PREMISES 2 Independence Square 300 E St., SW Washington, DC 20024		
THIS AGREEMENT, made and entered into this date by and between Boston Properties LTD.PART. whose address is: 28th Floor 800 Boylston Street Boston, MA 02199		
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:		
Issued to reflect the annual real estate tax escalation provided for in the base lease agreement.		
COMPARISON YEAR BASE YEAR INCREASE PERCENTAGE OF GOVERNMENT OCCUPANCY TAX INCREASE DUE LESSOR	2001 1993 	\$ 2,720,886.75 \$ 2,534,368.75 186,518.00 98.50% \$ 183,720.23
The Lessor is entitled to a one-time payment in the amount of \$ 183,720.23 payable in arrears. Check shall be payable to: Boston Properties LTD.PART. 28th Floor 800 Boylston Street Boston, MA 02199		
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: Boston Properties LTD.PART.		
BY _____ (Signature) _____ (Title) _____		
IN THE PRESENCE OF _____ (Signature) _____ (Address) _____		
UNITED STATES OF AMERICA BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, CBD (Official Title) _____		