

ADDRESS OF PREMISES

2 Independence Square  
300 E Street, SW  
Washington, DC 20004

THIS AGREEMENT, made and entered into this date by and between

Southwest Market Limited Partnership

whose address is:

Southwest Market Limited 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 6/1/01 as follows:

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

Base (CPI-W-U.S. City Avg)	May	1992	138.10
Corresponding Index	May	2000	168.20
Base Operating Cost Per Lease			\$3,481,297.44
% Increase in CPI-W			0.217958001
Annual Increase in Operating Cost			\$758,776.63
Less Previous Escalation Paid			\$622,650.59
Annual Increase in Operating Cost Due Lessor			\$136,126.04
2000 Increase for Parking			\$51,098.88
Total Increase Due Lessor Including Parking			\$187,224.92
Amount Already Paid to the Lessor			\$184,703.97
Total Amount Due Lessor for revised 2000 CPI			\$2,620.96

Base (CPI-W-U.S. City Avg)	May	1992	138.10
Corresponding Index	May	2001	174.40
Base Operating Cost Per Lease			\$3,481,297.44
% Increase in CPI-W			0.252853005
Annual Increase in Operating Cost			\$915,069.49
Less Previous Escalation Paid			\$758,776.63
Annual Increase in Operating Cost Due Lessor			\$156,292.86
2000 Increase for Parking			\$53,142.84
Total Increase Due Lessor Including Parking			\$209,435.70

Effective 6/1/01, the annual rent is increased by \$209,435.70  
The new annual rent is \$21,441,045.07 payable at the rate of \$1,786,753.76 per month.

The rent shall be made payable to:

Southwest Market Limited 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 Limited Partnership

BY

(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY

(Signature)

Contracting Officer, GSA, NCR, PBS, DC South Service Delivery Team  
(Official Title)