GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 17 TO LEASE NO. GS-11B-00111	DATE

ADDRESS OF PREMISES: 2 Independence Square
300 E Street, SW
Washington, DC 20011

THIS AGREEMENT, made and entered into this date by and between **Southwest Market L.P.**

whose address is:

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 as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

COMPARISON YEAR	1997	$ 3,066,717.00
BASE YEAR	1993	$ 2,534,368.74
INCREASE/DECREASE IN REAL ESTATE TAXES		$532,348.26
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.50%
1996 TAX INCREASE DUE LESSOR		$524,363.04

The Lessor is entitled to a one-time payment in the amount of **$524,363.04** payable in arreares
Check shall be payable to:

Southwest Market L.P.
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 L.P.

BY _____ _____
(Signature) (Title)

IN THE PRESENCE OF

_____ _____
(Signature) (Address)

UNITED STATES OF AMERICA

BY _____ Contracting Officer, GSA,NCR,PBS,PARS
(Signature) (Official Title)

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