GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 30	DATE
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS- 03B-20068	

ADDRESS OF PREMISES   116 Lakeview Parkway
Suffolk, Virginia

THIS AGREEMENT, made and entered into this date by and between
　　　　　SEABAT I, Limited Patnership

whose address is   150 Boush Street, Suite 300
Norfolk, Virginia 23510

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

　　To provide a rental increase due to increased HVAC.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective ＿＿＿＿＿ May 10, 1993 ＿＿＿＿＿, as follows:

1. In full settlement for the 43 tons of increased air conditioning it is agreed
that the annual rental will be increased $3,299.91 based on an approximate cost of
$37.93 per day, per Lessor's letter of July 2, 1993.

2. Therefore Paragraph 3 of the Lease SF-2 Form, and as amended further by
Supplemental Lease Agreement No. 28, is deleted in its entirety and the following
text is inserted in lieu thereof:
> "3. The Government shall pay the Lessor annual rent of $3,926,540.81 at the
> rate of $327,211.73 per month in arrears. Rent for a lesser period shall be
> prorated. Rent checks shall be made payable to : First Union Mortgage
> Corporation, Attn: Income Property Division, Loan Number CL550420, P.O. Box
> 2991, Raleigh, North Carolina 27602-2991."

3. Lease Rider Paragraph 11 is revised to relect an increase to the base rate for
Operating Costs to $2.14 per square foot from $2.13 per square foot, due to the
above change.

This Agreement contains ＿＿/＿＿ page.

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.

████████████████████	eneral Partner
	esident
(Signature)	*(Title)*
IN PRESE█ ████████████████	150 Boush Street, Suite 300 Norfolk, Virginia 23510
(Signature)	*(Address)*
UN█ ████████████	oah Branch
BY ████████████████████	Contracting Officer
	(Official Title)