## FORM 4

Instruction 1(b).

## UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D.C.	20549

Check this box if no longer subject to	STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP
Section 16. Form 4 or Form 5	
obligations may continue. See	

OMB APPROVAL OMB Number: Estimated average burden hours per response: 0.5

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* <u>ISEMAN FREDERICK J</u>					2. Issuer Name <b>and</b> Ticker or Trading Symbol BOSTON PROPERTIES LTD							Relationship of Reporting Person(s) to Issuer (Check all applicable)     N Director 10% Owner			
	`	(First) (Middle) ARTNERS LLC			PARTNERSHIP [ N/A ]  3. Date of Earliest Transaction (Month/Day/Year) 05/25/2010								r (give title	Other (below)	
(Street) NEW YO	ORK N	Y :	10022 (Zip)		4. If Ar	mendme	nt, Date	e of Original F	iled (Month	Day/Year)		ne) X Form	Joint/Group F filed by One R filed by More t	teporting Perso	on
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned															
1. Title of Security (Instr. 3)  2. Transac Date (Month/Date)				Date	Execution Date,			Code (In	ion Dispos str. 5)	urities Acqui sed Of (D) (Ir nt (A)	ıstr. 3, 4 ar	Securit Benefic Owned Reporte Transac	5. Amount of Securities Fo Beneficially (I) Owned Following Reported Transaction(s) (Instr. 3 and 4)		7. Nature of Indirect Beneficial Ownership (Instr. 4)
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)															
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	Co	Transaction Code (Instr.		vative urities uired or oosed O) tr. 3, 4	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)		Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership (Instr. 4)
				Co	de V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
LTIP Units <sup>(1)</sup>	(1)	05/25/2010		I	A .	868		(1)(2)	(1)	Common OP Units	868	\$0.25	2,939	D	

## **Explanation of Responses:**

1. Issued pursuant to Boston Properties Inc.'s, the Issuer's general partner, equity based incentive programs. Conditioned upon minimum allocations to the capital accounts of the LTIP Units for federal income tax purposes, each LTIP Unit may be converted, at the election of the holder, into a Common OP Unit. Each Common OP Unit acquired upon conversion of an LTIP Unit may be redeemed, at the election of the holder, for cash equal to the then fair market value of a share of common stock of Boston Properties, Inc. except that Boston Properties, Inc. may, at its election as directed by the Issuer, acquire each Common OP Unit so presented for redemption for one share of common stock of Boston Properties, Inc.

2. The 868 LTIP Units vest over two years with (1) 50% vesting on the earlier of (i) May 25, 2011 and (ii) the date of the Issuer's 2011 annual meeting of stockholders and (2) 50% vesting on the earlier of (i) May 25, 2012 and (ii) the date of the Issuer's 2012 annual meeting of stockholders

## Remarks:

/s/ Kelli A. DiLuglio, as Attorney-in-Fact

05/27/2010

\*\* Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- \* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.