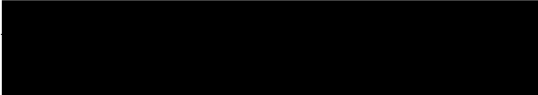

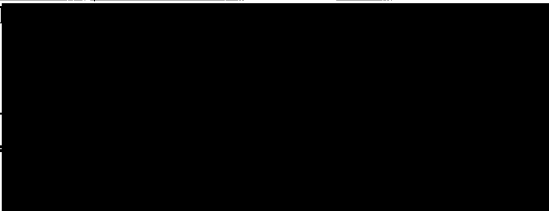


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE 10/04/2012
ADDRESS OF PREMISE Bank of America Building, Tower II 100 South Charles Street Baltimore, MD 21201-2527	TO LEASE NO. GS-03B-11348 PDN NO: PS0023599	
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align: center;">Hub Properties Trust</p> <p>whose address is c/o REIT Management & Research LLC Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 02458-1634</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to commence rent.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>August 28, 2012</u>, as follows:</p> <p>A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:</p> <p>“1. The Lessor hereby leases to the Government the following described premises: 4,144 Rentable Square Feet yielding 3,700 ANSI/BOMA Office Area square feet and related space located on the 4th floor, at the Bank of America Building, Tower II, located at 100 South Charles Street, Baltimore, MD 21201-2527, and 10 reserved structured parking spaces located at 25 South Charles Street, Baltimore, MD 21202-3330, as depicted on Exhibits A and B (attached) to be used for such purposes as determined by the General Services Administration.”</p> <p>B. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:</p> <p>“2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 28, 2012 through August 27, 2027, subject to termination and renewal rights as may be hereinafter set forth.”</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR: Hub Properties Trust BY  <small>(Signature)</small> IN THE PRESENCE OF  <small>(Address)</small>	<p style="text-align: center;">David M. Lepore Senior Vice President</p> <hr/> <p style="text-align: center;">(Title) Two Newton Place 255 Washington Street Suite 300 Newton, MA 02458</p> <hr/> <p style="text-align: center;">(Address)</p>	
UNITED STATES OF AMERICA BY 	<p style="text-align: center;">Contracting Officer</p> <hr/> <p style="text-align: center;">(Official Title)</p>	

Initials: HL GM
Lessor Government

SUPPLEMENTAL LEASE AGREEMENT

No. 2

TO LEASE NO.

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C. Paragraph 6 of the Standard Form 2 is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.

B. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commission associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent;

First Month's Shell Rental Payment of \$6,798.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Shell Rent,

Second Month's Shell Rental Payment \$6,798.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Shell Rent,

The Third Month's Rental Payment shall commence in full."

Initials:

RL
Lessor

JH
Government

SUPPLEMENTAL LEASE AGREEMENT

No. 2

TO LEASE NO.

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D. Paragraph 13 of the Rider to Lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"13. Effective August 28, 2012 the Government shall pay the Lessor annual rent in accordance with the following schedule:

Years 1 through 5:

The total annual rent of \$142,459.91 breaks down as follows:

Annual Shell Rent: \$81,585.00 per year or \$22.05 per ANSI/BOMA Office Area Square Foot (ABOA),

Amortized annual cost for Tenant Improvement Allowance: \$26,955.92 per year,

Amortized annual cost for Building Specific Security: \$1,104.99 per year,

(Interest rate at which Tenant Improvements and BSS are amortized: 4%)

Annual Cost of Services: \$30,414.00 per year or \$8.22 per ABOA, plus accrued escalations per Paragraph 4.3, "Operating Costs,"

Roof rent for one antenna: \$2,400.00 per year,

Parking: \$0.00 per year or \$0.00 per space/annually,

Years 6 through 15:

The total annual rent of \$87,352.00 breaks down as follows:

Annual Shell Rent: \$54,538.00 per year or \$14.74 per ANSI/BOMA Office Area Square Foot (ABOA),

Annual Cost of Services: \$30,414.00 per year or \$8.22 per ABOA, plus accrued escalations per Paragraph 4.3, "Operating Costs,"

Roof rent for one antenna: \$2,400.00 per year,

Parking: \$0.00 per year or \$0.00 per space/annually."

E. Paragraph 1.2 of the Lease is hereby modified by including the following:

"1.2 D. As part of this space requirement, the Government will require use of part of the building roof for the installation of an antenna. The Government shall pay the lessor a one-time payment of \$1,500.00 in the first month's rental payment for expenses related to the antenna. The Government shall pay roof rent for the antenna in accordance with paragraph D above."

Initials:

 rd
Lessor

 dk
Government

SUPPLEMENTAL LEASE AGREEMENT

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TO LEASE NO.

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- F. This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$183,732.91 for [REDACTED] tenant improvements. This includes the initial Notice to Proceed in the amount of \$174,964.20; and change orders 1, 2, 4, 6, and 7 totaling \$8,768.71. This amount is final and costs shall not exceed this amount.

The total Tenant Improvement of \$183,732.91 is to be paid as follows, \$121,973.46 amortized in the rent at an interest rate of 4% over 5 years, \$52,990.74 paid in accordance with SLA #1, and the balance of \$8,768.71 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

The Lessor hereby waives restoration as a result of all improvements.

Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division (3PRSB)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Jessica Herring

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this SLA,
- ◆ Reference the Pegasys Document Number (PDN) specified on this form (PS0023599),
- ◆ Include a unique, vendor-supplied, invoice number,
- ◆ Indicate the exact payment amount requested, and
- ◆ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

- G. Exhibit A of the Lease is hereby deleted in its entirety and is replaced with the attached in lieu thereof.

Initials:


Lessor


Government