GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-30138

ADDRESS OF PREMISES
4700 RIVER ROAD
RIVERDALE, MD 20737

THIS AGREEMENT, made and entered into this date by and between HUB ACQUISITION TRUST
whose address is: HUB ACQUISITION TRUST
400 CENTRE STREET
NEWTON, MA 02158

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.

<table>
<thead>
<tr>
<th>Comparison Year</th>
<th>1997</th>
<th>$434,189.92</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Year</td>
<td>1996</td>
<td>$422,478.99</td>
</tr>
<tr>
<td>Increase/Decrease</td>
<td>$11,710.93</td>
<td></td>
</tr>
<tr>
<td>Percent Government Occupancy</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Amount Due Lessor</td>
<td>$11,710.93</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Comparison Year</th>
<th>1998</th>
<th>$445,240.58</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Year</td>
<td>1998</td>
<td>$422,478.99</td>
</tr>
<tr>
<td>Increase/Decrease</td>
<td>$22,761.89</td>
<td></td>
</tr>
<tr>
<td>Percent Government Occupancy</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>Amount Due Lessor</td>
<td>$22,761.89</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL AMOUNT DUE LESSOR: $34,472.82

The base year includes a revitalization credit $308,967. The Government reserves the right for future adjustment to the base and any comparison year to reflect future cost of real estate tax.

The Lessor is entitled to a one-time payment in the amount of $34,472.82 payable in arrears. Check shall be payable to:

HUB ACQUISITION TRUST
400 CENTRE STREET
NEWTON, MA 02158

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: HUB ACQUISITION TRUST

BY
(Signature) ____________________________ (Title) ____________________________

IN THE PRESENCE OF

(Signature) ____________________________ (Address) ____________________________

Contracting Officer, GSA NCR PBS RS
(Official Title) ____________________________