

ADDRESS OF PREMISES 4700 RIVER ROAD
 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
 NEWTON, MA 02158
 M & P PARTNERS AS AGENT
 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 effective 02/15/99 as follows:

Issued to reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	JANUARY	1995	147.80
Corresponding Index	JANUARY	1999	161.00
Base Operating Cost Per Lease			\$1,310,900.94
% Increase in CPI-W			0.089309878
Annual Increase In Operating Cost			\$117,076.40
Less Previous Escalation Paid			\$94,015.90
Annual Increase In Operating Cost Due Lessor			\$23,060.50

Effective 02/15/99, the annual rent is increased by \$23,060.50
 The new annual rent is \$6,164,572.82 payable at the rate of \$513,714.40 per month.
 The rent check shall be made payable to:

HUB REALTY CPI
 M & P PARTNERS AS AGENT
 NEWTON, MA 02158
 400 CENTRE STREET

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

David M. Lepore
 Senior Vice President

 (Title)

IN THE PRESENCE OF

 (Address)

UNITED STATES OF AMERICA

Contracting Officer, GSA, NCR, PBS, WPK
 (Official Title)