

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 21
TO LEASE NO. GS-11B-30138

DATE

ADDRESS OF PREMISES

4700 RIVER ROAD
RIVERDALE, MD 20737-0000

THIS AGREEMENT, made and entered into this date by and between **HUB ACQUISITION TRUST**

whose address is:

400 CENTRE STREET
NEWTON, MA 02158-0000

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 **February 15, 2002** as follows:

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

Base (CPI-W-U.S. City Avg)	JAN	1995	147.80
Corresponding Index	JAN	2002	173.20
Base Operating Cost Per Lease			\$1,310,900.94
% Increase in CPI-W			0.171853857
Annual Increase In Operating Cost			\$225,283.38
Less Previous Escalation Paid			\$211,979.25
Annual Increase In Operating Cost Due Lessor			\$13,304.13

Effective **February 15, 2002**, the annual rent is increased by **\$13,304.13**
The new annual rent is **\$6,271,892.85** payable at the rate of **\$522,657.74** per month.
The rent check shall be made payable to:

HUB REALTY COLLEGE PARK I, LLC
400 CENTRE STREET
NEWTON, MA 02158-0000

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.WPJ
(Official Title)