SUPPLEMENTAL AGREEMENT

TO LEASE NO. GS-11B-30138

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES

4700 River Road
4700 River Road
Riverdale, MD 20737-0000

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 02158-0000

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 2/15/2003 as follows:

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>Corresponding Index</th>
<th>January 1995</th>
<th>January 2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,310,908.94</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.202300406</td>
<td></td>
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<tr>
<td>Annual Increase in Operating Cost</td>
<td>$265,195.79</td>
<td></td>
<td></td>
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<tr>
<td>Less Previous Escalation Paid</td>
<td>$225,283.38</td>
<td></td>
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<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td>$39,912.41</td>
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</tbody>
</table>

Effective 2/15/2003, the annual rent is increased by $39,912.41. The new annual rent is $6,312,690.79 payable at the rate of $526,057.57 per month.

The rent shall be made payable to: HUB Realty College Park I, LLC
M&P Partners as Agent
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)

UNITED STATES OF AMERICA

BY [Signature] (Signature)

Contracting Officer, GSA, NCR, PBS, DC Service Center

(Official Title)

GSA FORM 276