

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: right;"> <b>No. 25 Revised</b>  <b>GS-11B-30138</b> </div> TO LEASE NO.	DATE <b>7-20-04</b>																					
ADDRESS OF PREMISES <b>4700 River Road Riverdale, MD 20737-0000</b>																							
THIS AGREEMENT, made and entered into this date by and between <b>HUB Acquisition Trust</b>																							
whose address is: <b>HUB Acquisition Trust 400 Centre Street Newton, MA 02158-0000</b>																							
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 style="width:100%; border: none;"> <tr> <td style="width:35%;">COMPARISON YEAR</td> <td style="width:20%;">2002</td> <td style="width:45%; text-align: right;">\$493,409.43</td> </tr> <tr> <td>BASE YEAR</td> <td>1995</td> <td style="text-align: right;">\$408,467.05</td> </tr> <tr> <td>INCREASE</td> <td></td> <td style="text-align: right;">\$84,942.38</td> </tr> <tr> <td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td> <td></td> <td style="text-align: right;">100.00%</td> </tr> <tr> <td>AMOUNT DUE TO LESSOR</td> <td></td> <td style="text-align: right;">\$84,942.38</td> </tr> <tr> <td>AMOUNT ALREADY PAID TO THE LESSOR</td> <td></td> <td style="text-align: right;">\$81,425.53</td> </tr> <tr> <td>TOTAL AMOUNT DUE TO THE LESSOR</td> <td></td> <td style="text-align: right;">\$3,516.85</td> </tr> </table>			COMPARISON YEAR	2002	\$493,409.43	BASE YEAR	1995	\$408,467.05	INCREASE		\$84,942.38	PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%	AMOUNT DUE TO LESSOR		\$84,942.38	AMOUNT ALREADY PAID TO THE LESSOR		\$81,425.53	TOTAL AMOUNT DUE TO THE LESSOR		\$3,516.85
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The Lessor is entitled to a one-time lump sum payment in the amount of: <b>\$3,516.85</b> payable with the next rent check.																							
Rent checks shall be made payable to :																							
<b>HUB Realty College Park I, LLC M&amp;P Partners as Agent 400 Centre Street Newton, MA 02158-0000</b>																							
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: <b>HUB Acquisition Trust</b>																							
BY _____ (Signature) _____ (Title)																							
IN THE PRESENCE OF																							
_____ (Signature) _____ (Address)																							
<b>UNITED STATES OF AMERICA</b>																							
BY  _____ Contracting Officer, GSA, NCR, PBS, DC South SDT (Official Title)																							