SUPPLEMENTAL AGREEMENT

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
4700 River Road
Riverdale, MD 20737-0000

THIS AGREEMENT, made and entered into this date by and between

HUB Acquisition Trust
400 Centre Street
Newton, MA 02158-0000

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 contained 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>2002</th>
<th>$493,409.43</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE YEAR</td>
<td>1995</td>
<td>$408,467.05</td>
</tr>
<tr>
<td>INCREASE</td>
<td>$84,942.38</td>
<td></td>
</tr>
<tr>
<td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td>
<td>100.00%</td>
<td></td>
</tr>
<tr>
<td>AMOUNT DUE TO LESSOR</td>
<td>$84,942.38</td>
<td></td>
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<tr>
<td>AMOUNT ALREADY PAID TO THE LESSOR</td>
<td>$81,425.53</td>
<td></td>
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<tr>
<td>TOTAL AMOUNT DUE TO THE LESSOR</td>
<td>$3,516.85</td>
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</tbody>
</table>

The Lessor is entitled to a one-time lump sum payment in the amount of: $3,516.85 payable with the next rent check.

Rent checks 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.

LESSEE: HUB Acquisition Trust

BY: __________________________ (Signature) __________________________ (Title)

IN THE PRESENCE OF

BY: __________________________ (Signature) __________________________ (Address)

UNITED STATES OF AMERICA

BY: __________________________ (Signature) Contracting Officer, GSA NCR PBS DC South SDT (Official Title)

GSA FORM 276