

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-06P-11001
LEASE AMENDMENT	
ADDRESS OF PREMISES: 1285 Fern Ridge Parkway, Second Floor Creve Coeur, MO 63141-44102	PDN Number: PS0022130

THIS AGREEMENT, made and entered into this date by and between **Hub Properties Trust**

whose address is: c/o Reit Management & Research LLC
255 Washington Street
Newton, MA 02458-1637

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.


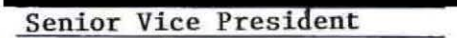
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- 1.) Adjust the term; and
- 2.) Adjust the annual rent; and
- 3.) Adjust the termination rights; and
- 4.) Adjust the Broker Commission and Commission Credit; and
- 5.) Description of approved changed orders; and
- 6.) To provide for the lump sum payment of the Tenant Improvements; and
- 7.) All other terms and conditions are in full force and effect.


This Lease Amendment contains **3** pages.

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 below date.


FOR THE LESSOR:

Signature: 
Name: 
Title: Senior Vice President
Entity Name: Hub Properties Trust
Date: 12/19/2012

FOR THE GOVERNMENT:

Signature: 
Name: Valerie H. Waldmeier
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: 1-14-13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Carla M. Johnson
Title: Executive Assistant
Date: 12/20/12

1.) TO HAVE AND TO HOLD the said premises with their appurtenances for the term of twenty (20) years beginning on June 15, 2012 through June 14, 2032, subject to termination and renewal rights as may be hereinafter set forth

2.) The Government shall pay the Lessor annual rent as follows:

	RSF	USF	Shell	Operating Base	Tenant Improvements	Building Specific Security	Total Annual Rent
6/15/2012-6/14/2022	20,939	19,263	\$171,013.88	\$140,415.00	\$116,377.97	\$1,824.13	\$429,630.98
6/15/2022-6/14/2032	20,939	19,263	\$299,299.00	\$140,415.00	\$0.00	\$0.00	\$439,714.00

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers No. 6MO0065 and the General Clauses. Rent for a lessor period shall be prorated. Rent checks shall be made payable to:

Hub Properties Trust
 c/o Reit Management & Research LLC
 255 Washington Street
 Newton, MA 02458-1637

3.) The Government may terminate this lease in whole or in part anytime on or after June 14, 2022 by giving at least 120 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

4.) In accordance with the SFO Paragraph 2.4, Broker Commission and Commission Credit, Jones Lang LaSalle is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Jones Lang LaSalle have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the Commission is [REDACTED]. In accordance with the Commission Credit described in paragraph 2.4 of the SFO, Jones Lang LaSalle has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with the lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The net Commission is [REDACTED] inclusive of [REDACTED] already paid at lease execution with a net balance of [REDACTED] owed to Jones Lang LaSalle upon the earlier of tenant occupancy of the premises leased pursuant to the lease or the commencement date of the Lease

Notwithstanding Paragraph 2.) of this Supplemental Lease Agreement, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$35,802.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$35,802.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$35,802.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$35,802.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

INITIALS:  LESSOR &  GOVT

5.) The following Change Orders are authorized by the Government and included in the lump sum invoice total cost below:

Description	Amount
Window blinds	[REDACTED]
Electrical work for the furniture installation issue (\$4,873 + \$535)	[REDACTED]
Addendum #3	[REDACTED]
MC Cable Credit	[REDACTED]
Change Order #8	[REDACTED]
Total Change Orders	\$25,533.88

6.) In separate correspondence dated November 10, 2011, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$1,122,894.75. The Government has approved the above change orders totaling \$25,533.88 for the grand total tenant improvement cost of \$1,148,428.63 of which \$765,589.49 will be amortized in the lease over the firm term of the Lease (120 months) at 9%. The Government hereby orders the balance of \$382,839.14 less \$371,471.20 previously reimbursed to the Lessor leaving a balance of \$11,367.94 to be paid lump sum.

Upon completion, inspection, and acceptance of the space by the Government, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$11,367.94, upon receipt of an original invoice.

The original invoice or electronically at www.finance.gsa.gov must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
 Attn: Valerie Waldmeier
 GSA-Public Building Services
 1500 E. Bannister Rd.
 Kansas City, MO 64131

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # **PS0022130**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

7.) All other terms and conditions of the Lease shall remain in full force and effect.

INITIALS:

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LESSOR

&

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GOVT