

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-05B-18302
ADDRESS OF PREMISES 233 NORTH MICHIGAN AVE. CHICAGO, ILLINOIS 60601	PDN Number: N/A

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

whose address is: HUB Properties Trust
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 effective July 1, 2012 as follows: Lease Amendment No. 6 is issued to amend the original Lease Agreement to establish the annual/monthly rent for four (4) additional parking spaces to be provided by the Lessor. All other terms and conditions remain the same.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 1, 2012 as follows:

Paragraph No. 3 is hereby amended to establish the effective date of a rent increase for such on-site parking spaces:
3. The Government shall pay the Lessor rent in accordance with the terms specified in Lease GS-05B-18302 and according to the following schedule:

Rent Schedule in Annual Dollars							
Rent Per Start	Rent Per End	Shell*	Oper**	RE Tax**	Tenant Improv	Parking***	Total Annual
7/1/2012	11/30/2012	\$ 1,945,897.56	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 14,340.00	\$ 4,755,835.54
12/1/2012	11/30/2013	\$ 1,945,897.56	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 14,626.80	\$ 4,756,122.34
12/1/2013	11/30/2014	\$ 1,945,897.56	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 14,919.34	\$ 4,756,414.88
12/1/2014	11/30/2015	\$ 1,945,897.56	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 15,217.72	\$ 4,756,713.26
12/1/2015	11/30/2016	\$ 2,313,981.57	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 15,522.08	\$ 5,125,101.63
12/1/2016	11/30/2017	\$ 2,313,981.57	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 15,832.52	\$ 5,125,412.07
12/1/2017	11/30/2018	\$ 2,313,981.57	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 16,149.17	\$ 5,125,728.72
12/1/2018	11/30/2019	\$ 2,313,981.57	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 16,472.15	\$ 5,126,051.70
12/1/2019	11/30/2020	\$ 2,313,981.57	\$ 1,293,815.26	\$ 1,501,782.72	\$ -	\$ 16,801.60	\$ 5,126,381.15

*Shell rent increases \$2.00/RSF effective 12/01/2015

** Real Estate Taxes and Operating Reflect the Base Rates and do Not Reflect Escalations/Reconciliations

***Parking Rate Reflects 2% Annual Escalation Effective December 1st of each rental year

Rent Schedule Continued on Page 2 of 2

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INITIALS:

LESSOR

&

GOVT

Rent Schedule in Rates per RSF							
Rent Per Start	Rent Per End	Shell*	Oper**	RE Tax**	Tenant Improv	Parking per Space***	Tot Rate/RSF (No Parking)
7/1/2012	11/30/2012	\$ 10.57	\$ 7.03	\$ 8.16	\$ -	\$ 3,585.00	\$ 25.76
12/1/2012	11/30/2013	\$ 10.57	\$ 7.03	\$ 8.16	\$ -	\$ 3,656.70	\$ 25.76
12/1/2013	11/30/2014	\$ 10.57	\$ 7.03	\$ 8.16	\$ -	\$ 3,729.83	\$ 25.76
12/1/2014	11/30/2015	\$ 10.57	\$ 7.03	\$ 8.16	\$ -	\$ 3,804.43	\$ 25.76
12/1/2015	11/30/2016	\$ 12.57	\$ 7.03	\$ 8.16	\$ -	\$ 3,880.52	\$ 27.76
12/1/2016	11/30/2017	\$ 12.57	\$ 7.03	\$ 8.16	\$ -	\$ 3,958.13	\$ 27.76
12/1/2017	11/30/2018	\$ 12.57	\$ 7.03	\$ 8.16	\$ -	\$ 4,037.29	\$ 27.76
12/1/2018	11/30/2019	\$ 12.57	\$ 7.03	\$ 8.16	\$ -	\$ 4,118.04	\$ 27.76
12/1/2019	11/30/2020	\$ 12.57	\$ 7.03	\$ 8.16	\$ -	\$ 4,200.40	\$ 27.76

*Shell rent increases \$2.00/RSF effective 12/01/2015

** Real Estate Taxes and Operating Reflect the Base Rates and do Not Reflect Escalations/Reconciliations

***Parking Rate Reflects 2% Annual Escalation Effective December 1st of each rental year

Paragraph No. 13 is hereby deleted in its entirety and shall hereby read as follows:

"13. Parking: The Lessor shall provide a total of twenty-five (25) parking spaces with all twenty-five (25) spaces located on site and in a garage. The Government will pay an annual rent for only four (4) of the total parking spaces. The annual rent for all twenty-five (25) parking spaces, including the four (4) additional parking spaces, has been included in Paragraph No. 3 above."

This Lease Amendment contains 2 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: HUB PROPERTIES TRUST

Signature: David M. Lepore
 Name: David M. Lepore
 Title: Senior Vice President
 Entity Name: Hub Properties Trust
 Date: July 23, 2013

FOR THE GOVERNMENT:

Signature: Clair Jones
 Name: CLAIR JONES
 Title: Lease Contracting Officer
GSA, Public Buildings Service, 5PSC
 Date: 8/8/13

WITNESSED FOR THE LESSOR BY:

Signature: Peter Diambro
 Name: Peter Diambro
 Title: Asst. Leasing Analyst
 Date: 7-23-2013