

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

03-14-2011

LEASE NO.

GS-03B-11316

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

whose address is c/o REIT Management & Research LLC
Two Newton Place
255 Washington Street, Suite 300
Newton, MA 02458-1634

and whose interest in the property hereinafter described is that of OWNER

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

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

16,383 Rentable Square Feet yielding approximately 14,628 ANSI/BOMA Office Area square feet and related space located on the 6th floor, at the Bank of America Building, Tower II, located at 100 South Charles Street, Baltimore, MD 21201-2527, and 4 reserved structured parking spaces located at 25 South Charles Street, Baltimore, MD 21202-3330, as depicted on Exhibits A and B (attached) to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning

See Lease Rider Paragraph 13 through Sec Lease Rider Paragraph 13, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of See Lease Rider Paragraph 13 at the rate of See Lease Rider Paragraph 13 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Hub Properties Trust
c/o REIT Management & Research LLC
Two Newton Place
255 Washington Street, Suite 300
Newton, MA 02458-1634

~~4. The Government may terminate this lease in whole or in part effective at any time after the fifth full year of occupancy by giving at least 90 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.~~

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

One (1) five (5) year period at the annual shell rental of \$229,362.00 (\$14.00 per rentable square foot), plus the operating cost base and accrued operating cost escalations, provided notice be given in writing to the Lessor at least 180 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

SFO NO. 0MD2069 / LEASE NO. GS-03B-11316

INITIALS:

 n & JH
LESSOR & GOV'T

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.

B. The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]*. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, 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 of \$32,766.00 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent.*

Second Month's Rental Payment \$32,766.00 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent*

Third Month's Rental Payment \$32,766.00 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent*

The 4th Month's Rental Payment shall commence in full.

*subject to adjustment upon determination of actual TI expenditure

7. The following are attached and made a part hereof:

- A. Rider to Lease GS-03B-11316 (pages 3-5)
- B. Solicitation for Offers # 0MD2069, as amended (pages 6-77)
- C. GSA Form 3517, "General Clauses" version dated 7/08 (pages 78-110)
- D. GSA Form 3518, "Representations and Certifications" version dated 1/07 (pages 111-117)
- E. Floor Plan(s) Exhibits A and B (pages 118-119)
- F. Small Business Subcontracting Plan dated 08/02 (pages 120-127).

8. The following changes were made in this lease prior to its execution:

This lease contains 127 pages

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Hub Properties Trust

Two Newton Place
255 Washington Street
Suite 300
Newton, MA 02458

BY [redacted] _____
(Signature) **David M. Lepore**
Senior Vice President

(Address)

IN PRESENCE OF: [redacted] _____
(Signature)

2 Newton Pl 255 Washington St. Suite 300
Newton, MA 02458
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY [redacted] _____

Contracting Officer
(Official title)