

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 06/01/2011
	TO LEASE NO. GS-03B-11316	

ADDRESS OF PREMISE
Bank of America Building, Tower II
100 South Charles Street
Baltimore, MD 21201-2527

THIS AGREEMENT, 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
Newtown, MA 02458-1634

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

WHEREAS, the parties hereto desire to amend the above Lease to incorporate expansion space.

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


A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:
"1. The Lessor hereby leases to the Government the following described premises:
20,050 Rentable Square Feet yielding approximately 17,902 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."

B. Paragraph 5 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:
"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 \$280,700.00 (\$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."


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: Hub Properties Trust

BY  (Signature)
Senior Vice President

(Title)
Two Newton Place
255 Washington Street
Suite 300
Newton, MA 02458

IN THE PRESENCE OF 
(Address)

UNITED STATES OF AMERICA

 (Signature)
Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 1

TO LEASE NO.
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C. Paragraph 6 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"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 Shell Rental Payment of \$20,417.58 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent.*

Second Month's Shell Rental Payment of \$20,417.58 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent.*

Third Month's Rental Payment \$20,417.58 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"

D. Paragraph 10 of the Rider of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"10. The total percentage of space occupied by the Government under the terms of the lease is equal to 12.6% percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of 20,050 rentable square feet by the total building space of 159,616 rentable square feet."

E. Paragraph 11 of the Rider of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"11. For purposes of determining the base rate for future adjustments to the operating cost, the Government agrees that the base rate of \$734 per rentable (RSF) square foot is acceptable. This figure includes the Government's pro-rata share of operating costs."

Initials:

RL
Lessor

JH
Government

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