| Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 02458-1634  Mereimafter called the Lessor, and the UNITED STATES OF AMERICA, hereimafter called the Government:  WHEREAS, the parties hereto desire to amend the above Lease to incorporate expansion space.  NOW THEREFORE, these parties for the considerations hereimafter 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:  20,950 Rentable Square Feet yielding approximately 17,902 ANIS/BOMA Office Area square feet and related space located on the 6th floor, at the Bask 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 (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 (6) 14.00 per rentable square fool, bus 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 Prope  |  |   |  |  |
|--|--|---|--|--|
| TO LEASE NO.  GS-03B-11316  DDRESS OF PREMISE Bank of America Building, Tower II 100 South Charles Street Baltimore, MD 21201-2527  THIS AGREEMENT, made and nettered mite 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  Streimafter 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.  WICK THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, ffective 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:  "I. The Lessor hereby leases to the Government the following described premises: 20,050 Rentable Square Feet yielding approximately 17,092 A NSH/SOMA 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 21201-3527, and 4 reserved strutted parking space located at 25 South Charles Street, Baltimore, MD 21201-3527, and 4 (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 lessor may be renewed at the option of the Government, for the following terms and at the following restals:  One (1) five (5) year period at the annual shell rental of \$280,700.00 (\$14.00 per rentals) square foot,) plets the option in lieu thereof to be seen the following text is inserted in lieu thereof:  WITHE SERVICE OF  Senior Vice President  THE PRESENCE OF  Senior Vice President  OFG  Senior Vice President  OFG  GSA FORM 276 (REV. 7-67 (REV. 7-67 (REV. 7-68))  | 3  |   | - 1 ·  |  |
| TO LEASE NO.  GS-03B-11316  NO DORESS OF PREMISE  Bask of America Building, Tower II  100 South Charles Street  Bask of America Building, Tower II  100 South Charles Street  Bask of America Building, Tower II  100 South Charles Street  Bask of America Building, Tower II  100 South Charles Street  Bask of America Building, Tower II  100 South Charles Street  Bask of America Building, Tower II  100 South Charles Street  125 Washington Street, Suite 300  Newtown, MA 02458-1634  Screemafter 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 expinsion space.  NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon adeceptance by the government as follows:  A. Paragraph I of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:  "I. The Lessor hereby leases to the Government the following described premises: 2,0050 Rentale Square Feet yielding approximately 1 7902 A NSIEDOMA Office Area square feet and related space located at 20 2,0050 Rentales Street, Baltimore, MD 2101-2527, and 4  reserved structured parking approximately 1 7902 A NSIEDOMA Office Area square feet and related space located at 03 of 50 5000 Charles Street, Baltimore, MD 21201-2527, and 4  (attached) to be used for such purposes a 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 rentals:  One (1) BYe (5) year period at the annual shell rental of \$280,700.00 (\$14.00 per rentals) equare foot, plus the operating cost base and dacreed operating cost stealalous, provided notice be given in writing to the Lessor steals 10 days before the end of the original lease term or any renewal term, all other terms and conditions of the lease shall remain in force and effect.  BY WITHER STATES OF AMERICA  OR     | CHIDDI   | EMENTAL I DACE ACCEDEMENT   | No. 1  | 06 01 2011   |
| Appless of Premise Bank of America Building, Tower II 100 South Charles Street Baldimore, Mp 21201-2527  THIS AGREEMENT, made and entered into this date by and between Hub Properties Trust   whose address is   clo REIT Management & Research LLC  Two Newton Place 255 Washington Street, Suite 300  Newtown, MA 02458-1634   ereinafter 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, infective upon accordance by the government, as follows:  A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its eativety and the following text is inserted in lieu thereof:   "I. The Lessor hereby leases to the Government the following described premises:  20,050 Rentable Square Feet yielding approximately 17,902 ANS/BOMA Office Area square feet and related space located on at 66 floor, at the Bank of America Building, Tower B, tocated at 100 South Charles Street, Baltimore, MD 21201-2527, and 4 reserved at the parties of the case is hereby deleted in its entirety and the following text is inserted in lieu thereof:   "S. This lease may be renewed at the option of the Government, for the following text is inserted in lieu thereof:   "S. 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 \$280,700,000 (\$314.00 per rentable square food), plus the operating cost base and accread operating cost 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 W HEREOF, the parties subscribed their names as of the above date.  LESSOR: Hub Properties Trust  Ord  GSA FORM 276 (REV. 7-67 (REV. 7- | 30111  | DEMONIAL LEADE AGREEMENT  | 5  |  |
| 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 of oREIT Management & Research LLC Two Newton, MA 02458-1634 rereinafter 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 21201-2327, and 4 reserved strutured parking spaces located at 25 South Charles Street, Baltimore, MD 21202-3330, as depicted on Exhibits A and (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 renaits: One (1) five (5) year period at the annual sell-irental of 328,070.000 (514.00) 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 remnia the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing."  INTERESO   | A DESERVE OF BI  | TENTOE  | GS-03B-11  | 316  |
| Baltimore, Mp 21201-2527  THIS AGREEMENT, made and entered into this date by and between Hub Properties Trust  c/o REFF Management & Research LLC  Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 024581-634  Agreemafter 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 adeceptance 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:  "I. The Lessor hereby leases to the Government the following described premises:  20,950 Renable Square Feet yielding approximately 17,902 ARSI/FOMA 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, fightimore, MD 21201-2527, and 4 reserved struttured parking spaces located at 25 South Charles Street, MD 21200-3303, as depicted on Exhibits A and (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:  "6. This lease may be renewed at the option of the Government, for the following terms and at the following rentals of the object of the street of the stre   | 1 )  |   |  |  |
| HIS AGREEMENT, made and entered into this date by and between Hub Proporties Trust  c/o REIT Management & Research LLC Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 024581-634  Sereinafter 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, ffective 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:  "I. The Lessor hereby leases to the Government the following described premises: 20,909 Rentable Square Feet Sciencia Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:  "I. The Lessor hereby leases to the Government by 17,002 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 struttured parking spaces located at 25 South Charles Street, Baltimore, MD 21201-2527, and 4 (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 leads may be renewed at the option of the Government, for the following terms and at the following renals:  One (1) five (5) year period at the animal shell renals of \$280,000.00 (\$14.00 per renable square foot), plus the operating cost base and accuracl operating cost escalations, provided notice be given in writing to the Lessor at least 180 days before the order of the original lease term or any renewal term; all other terms and conditions of the lease shall remain in force and effect.  IN WITHERS WHEREOF, the p |  | 100 South Charles Street  |  |  |
| Hub Properties Trust  **Nose address is  **Co REIT Management & Research LLC Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 02458-1634  **Arreinafter 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, iffective upon acceptance by the government as follows:  A. Paragraph I of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:  "I. The Lease's nereby 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 21202-25330, as depicted on Exhibits A and (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 (314.00 per rentable square foot), plus the operating cost base and accread 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 in force and effect.  IN WITNESS WHEREOF, the parties subscribed their names as of the above date.  LESSOR: Hub Properties Trust  Contracting Officer (Official Tule)  Contracting Officer (Official Tule)         |  | **************************************  |  | i i i i i i i i i i i i i i i i i i i  |
| whose address is  c/o REIT Management & Research LLC Two Newton Place 255 Washington Street, Suite 300 Newtown, MA O2458-1634  streimafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  WHEREFAR, 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, affective upon acceptance by the governmentas 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 yliciding 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 21203-2527, and 4 reserved structured parking spaces located at 25 South Charles Street, Baltimore, MD 21203-2530, and 4 (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 runewed at the option of the Covernment, for the following terms and at the following rentals: One (1) Tive (5) yeap period at the annuals shell rental of 2280,070.00 (81 Al 0) per rentable square food, bus the operating cost base and accred 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 content terms and conditions of this leases shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing."  WHEREFORE, the parties subscribed their names as of the above date.  LESSOR: Hub Properties Trust  Contracting Officer  (Official Title)            | I HIS AUREEME  | in 1, made and entered into this date by and bety   | veen   |  |
| Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 02458-1634  Mereimafter called the Lessor, and the UNITED STATES OF AMERICA, hereimafter 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, affective 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, Bultimore, MD 21201-2327, and 4 reserved structured parking spaces located at 25 South Charles Street, Bultimore, MD 21202-3330, as depicted on Exhibits A and (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 retals:  One (1) five (3) year period at the annual shell rental of 3280,700.00 (\$14.00 per rentable square foot), plus the operating cost obase 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 fine lease is 180 days before the end of the original lease term or any renewal term, all other terms and conditions of fine lease is 180 days before the end of the original lease term or any renewal term, all other terms and conditions of fine lease.  Sentor Vice President  The PRESENCE OF  Sentor Vice President     |  | Hub Properties Trust  |  |  |
| Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 02458-1634  Arreinafter 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, iffective upon acceptance by the government, as follows:  A. Paragraph I 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.  20,950 Reniable Square Feet yielding approximately 17,962 ANS/IBOMA 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, Bultimore, MD 21201-2327, and 4 reserved structured parking spaces located at 22 South Charles Street, Bultimore, MD 21202-3330, as depicted on Exhibits A and (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.  WINTERS WHEREOF, the parties subscribed their names as of the above date.  ESSOR: Hub Properti    | whose address is   | c/o REIT Management & Research LLC  |  |  |
| Newtown, MA 02458-1634  Arctinafter 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:  "I. 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 (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:  "S. This lease may be renewed at the option of the Government, for the following texts and acceptance 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.  WITHERS WHEREOF, the parties subscribed their names as of the above date.  LESSOR: Hub Properties Trust  Contracting Officer  (Official Title)  The DESENCE OF  Contracting Officer  (Official Title)  | •  | Two Newton Place  |  |  |
| whereinafter 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 expinsion 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 I 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 105 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 (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 (3) year period at the animal shell rental of \$280,700.00 (314.00 per rentable square foot), plus the operating cost base and accured operating cost scalations, 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 THE PRESENCE OF MERICA  Contracting Officer  (Official Tutle)   |  |   |  |  |
| 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. I of Standard Form 2 of the lease is bereby deleted in its entirety and the following text is inserted in lieu thereof:  "I. 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 105 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 (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 motice 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  Contracting Officer (Official Title)   |  |   |  |  |
| NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, affective 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 Lesson 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 (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 (814.00 per rentable square foot), plus the operating cost base and accrued operating cost tescalations, provided notice be given in writing to the Lesson teats 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  Contracting Officer (Official Title).  | nereinafter called   | the Lessor, and the UNITED STATES OF AME  | RICA, hereinafter called th  | e Government:  |
| 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 office of the 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 21201-2527, and 4 reserved structured parking spaces located at 25 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 (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 (3) 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 scalations, 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 in force and effect.  MYITNESS WHEREOF, the parties subscribed their names as of the above date.  LESSOR: Hub Properties Trust  The PRESENCE OF  Senior Vice President  The PRESENCE OF  Contracting Officer (Official Title)  Contracting Officer (Official Title)  | WHEREAS, the 1   | parties hereto desire to amend the above Lease to   | incorporate expansion sp   | ace.   |
| "1. The Lesson hereby leases to the Government the following described premises: 20,050 Rentable Square Feet vielding 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 21202-3330, as depicted on Exhibits A and (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  Senior Vice President  Two Newton Place 255 Washington Street Sulfte 300 Newton, MA 02458 (Address)  UNITED STATES OF AMERICA  Contracting Officer (Official Title)   |  |   | ter mentioned covenant and   | agree that the said Lease is amended,  |
| Senior Vice President  Two Newton Place 255 Washington Street Sulte 300 Newton, MA 02458  (Address)  Contracting Officer (Official Title)  | "1. The Less 20,050 Renta 6th floor, at the reserved struct (attached) to  B. Paragrap "5. This leas One (1) find base and a conference of the original terms at the WITNESS W | or hereby leases to the Government the following ble Square Feet yielding approximately 17,902 A the Bank of America Building, Tower II, located attured parking spaces located at 25 South Charles be used for such purposes as determined by the Charles | g described premises: ANSI/BOMA Office Area so at 100 South Charles Street, as Street, Baltimore, MD 212 General Services Administrated in its entirety and the fint, for the following terms at 80,700.00 (\$14.00 per rentate be given in writing to the terms and conditions of this with the day after the date and effect.  | quare feet and related space located on the Baltimore, MD 21201-2527, and 4 202-3330, as depicted on Exhibits A and Batton." Collowing text is inserted in lieu thereof: and at the following rentals: able square foot), plus the operating cost it lessor at least 180 days before the end lease shall remain the same during any  |
| Senior Vice President  Two Newton Place 255 Washington Street Sulte 300 Newton, MA 02458  (Address)  Contracting Officer (Official Title)  |  |   | •  |  |
| Senior Vice President  Two Newton Place 255 Washington Street Sulte 300 Newton, MA 02458  (Address)  Contracting Officer (Official Title)  | RA   | ore   | Value of the district of the d | (Title)  |
| 255 Washington Street Suite 300 Newton, MA 02458  (Address)  Contracting Officer (Official Title)  |  |   |  |  |
| Newton, MA 02458 (Address)  UNITED STATES OF AMERICA  Contracting Officer (Official Title)  GSA FORM 276 (REV. 7-67  | IN THE PRESEN  | ACE OF  |  |  |
| Contracting Officer (Official Title)  GSA FORM 276 (REV. 7-67  |  |   |  |  |
| Contracting Officer (Official Title)  GSA FORM 276 (REV. 7-67  | 271.0  |   |  | Newton, MA 02458   |
| Contracting Officer (Official Title)  GSA FORM 276 (REV. 7-67  | 7.00   |   |  | (Address)  |
| (Official Title)  GSA FORM 276 (REV. 7-67)   | UNITED STAT  | TS OF AMERICA   |  |  |
| (Official Title)  GSA FORM 276 (REV. 7-67)   |  |   |  | The state of the s |
| GSA FORM 276 (REV. 7-67  |  |   | <u>Contrac</u>   |  |
|  |  | 20 <b>.02</b> 4 a - <b>Ma</b>   |  | (Official Title)   |
|  |  |   |  |  |
|  |  |   | mana 1 as 3  | GSA FORM 276 (REV. 7-67)   |

| SUPPLEMEN                                      | TAL LEASE AGREEMENT  |
|--|--|
| TO LEASE N                                     |  |
| GS-03B- 113                                    | 6  |
| C. Parag                                       | aph 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 Less                                   | r shall furnish to the Government, as part of the rental consideration, the following:   |
| Λ.   | Il services, utilities, maintenance, operations, and other considerations as set forth in this lease.  |
|  | the Lessor and the Broker have agreed to a cooperating lease commission of of the firm term value of this lease. The total mount of the commission is the lease ansaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego fittle commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission redit is the commission and 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. |
| 1  | only recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and ontinue as indicated in this schedule for adjusted Monthly Rent:   |
| First Month's S<br>Rent.*                      | ell Rental Payment of \$20,417.58 minus prorated Commission Credit of equals adjusted First Month's  |
| Second Month'<br>Rent.*                        | Shell Rental Payment of \$20,417.58 minus prorated Commission Credit of adjusted Second Month's  |
| Third Month's                                  | cental Payment \$20,417,58 minus prorated Commission Credit of account equals adjusted Third Month's Rent:*  |
| The 4th Month                                  | Rental Payment shall commence in full.   |
| *subject to adj                                | stment upon determination of actual 'II expenditure'   |
| "10. The total available in the defined in the | raph 10 of the Rider of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof: percentage of space occupied by the Government under the terms of the lease is equal to 12.6% percent of the total space e lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government 0 rentable square feet by the total building space of 159,616 rentable square feet."                                      |
| "11. For purp                                  | raph 11 of the Rider of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof: uses of determining the base rate for future adjustments to the operating cost, the Government agrees that the base rate of able (RSF) square foot is acceptable. This figure includes the Government's pro-rata share of operating costs."  |
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| Initials:                                      | Cessor Government page 2 of 3 GSA FORM 276 (REV. 7-67)   |