

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL
AGREEMENT
No. 2

DATE

7/2/2012

TO LEASE NO.
GS-03B-11316

ADDRESS OF PREMISE

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

PDN NO: PS0022781

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 issue the Notice to Proceed for Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 14, 2012, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$710,706.58 For the [redacted] Tenant Improvements in accordance with the Lessor's proposal dated 02/09/2012. The proposal is hereby incorporated into the Lease by reference.

The total Tenant improvement amount represents the following: Tenant Improvement of \$710,706.58, to be paid as follows: \$708,024.10 amortized in the rent at an interest rate of 4% over ten (10) years, and the balance of \$2,682.48 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

The Lessor hereby waives restoration as a result of all improvements.

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 _____

[redacted signature]

(Signature)

David M. Lepore
Senior Vice President

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

(Address)

IN THE PRESENCE OF

[redacted signature]

(Signature)

UNITED STATES OF AMERICA

BY _____

[redacted signature]

Contracting Officer
(Official Title)

Initials:

Lessor

Government

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GSA FORM 276 (REV. 7-67)