

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 9/6/2012
	TO LEASE NO. GS-03B-11348	

ADDRESS OF PREMISE Bank of America Building, Tower II 100 South Charles Street Baltimore, MD 21201-2527	PDN NO: PS0023599
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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 May 24, 2012, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$174,964.20 for the [REDACTED] Tenant Improvements in accordance with the Lessor's proposal dated 04/24/2012. The proposal is hereby incorporated into the Lease by reference.

The total Tenant improvement amount represents the following: (1) Tenant Improvement of \$174,964.20, to be paid as follows: \$121,973.46 amortized in the rent at an interest rate of 4% over five (5) years and the balance of \$52,990.74 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)

David M. Lepore
Senior Vice President

(Title)

IN THE PRESENCE OF [REDACTED] _____
/ (Signature)

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

(Address)

UNITED STATES OF AMERICA

BY [REDACTED] _____
Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 1

TO LEASE NO.

GS-03B- 11348

Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division (3PRSB)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Jessica Herring

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this SLA,
- ◆ Reference the Pegasys Document Number (PDN) specified on this form (PS0023599),
- ◆ Include a unique, vendor-supplied, invoice number,
- ◆ Indicate the exact payment amount requested, and
- ◆ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials: _____

Lessor

Government

page 2 of 2

GSA FORM 276 (REV. 7-67)