

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 9/13/10
	TO LEASE NO. GS-05B-18307	

ADDRESS OF PREMISES 330 Second Avenue South
 Minneapolis, MN 55401

This agreement, made and entered into this date by and between Hub Acquisition Trust

whose address is 400 Centre Street
 Newton, MA 02458

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated January 7th, 2010 is amended, effective upon signing by both parties, as follows:

The purpose of this Supplemental Lease Agreement is to establish the rental payment prior to substantial completion and acceptance of the tenant improvements for Block A, Suite 395 for 6,885 RSF and twenty-three (23) structured garage parking spaces effective July 1st, 2010.

Paragraph 1 of the lease is deleted and the following is substituted therefore:

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

10,207 rentable square feet which yields 8,876 ANSI/BOMA office area square feet as follows:

Block A	RSF	USF
Suite 395	6,885	5,987
Block B		
Suite 565	3,322	2,889

in the 330 South Second Avenue Building located at 330 Second Avenue South, Minneapolis, Minnesota as described in Exhibit A – Legal Description attached hereto and twenty-three (23) structured garage parking spaces. Three (3) of the parking spaces will be reserved and provided in the on-site parking garage in the lower level and twenty (20) of the spaces will be unreserved and provided at the Gateway Ramp located at 400 South Third Street. The twenty-three (23) structured garage spaces shall be provided as part of the rental consideration. The cost associated with the twenty-three (23) spaces shall commence July 1, 2010.

Said premises to be used for such general office purposes as determined by the General Services Administration."

NOTES: The firm term for Block A and B will not commence until a separate SLA is prepared and executed to establish the Commencement Date.

Paragraph 3 of the lease is deleted and the following is substituted therefore:

"3. The Government shall pay the Lessor annual rent beginning with the Commencement Date for the firm term which shall be upon substantial completion and acceptance of the space by the Government as follows:

Years 1-3 \$372,555.50
 Years 4-5 \$281,509.06
 Years 6-7 \$287,837.40

Breakdown of annual rent:

Term Years	Shell per RSF	Base Operating Cost per RSF	Amortized Tenant Improvement Allowance per RSF	Amortized Bid-Specific Security per RSF	Rate per RSF	Annual Rent	Monthly Rent Payable in Arrears
Block A - 6,885 RSF							
Years 1-3	\$23.63	\$6.74	\$5.80	\$0.33	\$36.50	\$251,302.50	\$20,941.88
Years 4-5	\$20.84	\$6.74	\$0.00	\$0.00	\$27.58	\$189,888.30	\$15,824.03
Years 6-7	\$21.46	\$6.74	\$0.00	\$0.00	\$28.20	\$194,157.00	\$16,179.75
Block B - 3,322 RSF							
Years 1-3	\$23.63	\$6.74	\$5.80	\$0.33	\$36.50	\$121,253.00	\$10,104.42
Years 4-5	\$20.84	\$6.74	\$0.00	\$0.00	\$27.58	\$ 91,620.76	\$ 7,635.06
Years 6-7	\$21.46	\$6.74	\$0.00	\$0.00	\$28.20	\$ 93,680.40	\$ 7,806.70

NOTE: The monthly rental for Block A from July 1st, 2010 until substantial completion and acceptance by the Government of Block A and B will be \$21,234.79 per month which includes \$23.63 per 6,885 RSF for Shell; \$6.74 per 6,885 RSF for Operating Expenses and \$3,810.00 per month for three (3) parking spaces at \$290.00 per space/month and twenty (20) parking spaces at \$147.00 per space/month.

The payment of the amortized Tenant Improvements and Building Specific Security will commence upon completion and acceptance of the improvements for Block A and B and established by a separate SLA.

Rent for a lesser period shall be prorated. Rent shall be made payable to:

Hub Acquisition Trust
 400 Centre Street
 Newton, MA 02458
 Tax Identification Number [REDACTED]"

Paragraph 4 of the lease is deleted and the following is substituted therefore:

"4. The Government may terminate this lease in whole or for either Suite 395 or 565 in their entirety at any time after the thirty six (36) month firm term of the lease by giving at least ninety (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. While the lease and rental payments will commence for Block A on July 1, 2010; the 36 month firm term will not commence until the completion and acceptance of the improvements for Block A, which will be established by a separate SLA. The estimated date of completion is November 1, 2010."

All other terms and conditions of the lease shall remain in force and effect.

-- END OF SLA NO. 1 --

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Hub Acquisition Trust

David M. Lapore
 Senior Vice President
 Chief Operating Officer

BY [REDACTED] (Signature) _____ (Title)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION
 [REDACTED] OFFICER

BY [REDACTED] (Signature) _____ CONTRACTING OFFICER (Official Title)