

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
NOV. 29, 2011

TO LEASE NO. GS-02B-23743

ADDRESS OF PREMISES : 5795 Widewaters Parkway
Dewitt, NY 13214-2823

THIS AGREEMENT, made and entered into this date by and between HUB Properties Trust

whose address is c/o **Reit Management & Research LLC**
~~400 Centre Street~~ **Two Newton Place, 255 Washington Street**
Newton, MA 02458

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 establish rent commencement and establish the total cost of the tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 3, 2011:

SEE ATTACHED

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

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

LESSOR: Hub Properties Trust

[Redacted Signature]

David M. Lepore
Senior Vice President
(Title)

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

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Contracting Officer
(Official Title)

Initial: ML [Signature]
Lessor GOVT.

SUPPLEMENTAL LEASE AGREEMENT NO. 1
GS-02B-23743

1. The term of the Lease shall commence August 3, 2011 and shall continue through August 2, 2021 subject to cancellation rights as specified in the Lease agreement.
2. Paragraph 11 of the Lease Rider is hereby deleted and replaced as follows:
The actual final tenant improvement cost of \$70,715.00 or \$24.32 per Ansi/Boma square feet to be amortized over the firm term of the lease interest rate of 0%. The total cost of tenant improvements equals to \$70,441.00 plus one approved change order for \$274.43 to furnish and install vertical blinds at the suite entry sidelight. The cost is to be amortized over the firm term of the Lease.
3. Paragraph 12 of the Lease Rider is hereby deleted and replaced as follows:

The Government shall pay the Lessor annual rental rate as follows:

For years 1 through 5 of the lease term, a total annual rental rate of \$24.52 per rentable square foot (RSF) for a total of \$85,820.00 per annum at a rate of \$7,151.66 per month in arrears as adjusted by operating cost escalations provided; however, that the rent for the first two months shall be reduced in accordance with paragraph 4. Years 1 through 5 annual rental rate includes \$4.04 per RSF (\$14,143.00 per annum) at an amortization rate of 0% for the Lessor's contribution to the TI Cost.

4. Paragraph 14 of the Lease Rider is deleted and replaced as follows:

Jones Lang LaSalle ("JLL") is the authorized real estate broker representing the Government in connection with this lease transaction. The Lessor and JLL 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 paragraph 2.3 "Broker Commission and Commission Credit" of the SFO portion of the lease, the Broker has agreed to forego [REDACTED] of the commission that 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" (fifty percent of the commission shall be due upon execution of the Lease, and the remaining fifty percent shall be due at lease commencement.

The shell rental portion of the annual rental payments due and owing under Paragraph 12 of this Rider 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 through the second month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

First month's rental payment \$7,151.66 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second Month's rental payment (Month 2) \$7,151.66 minus prorated Commission Credit of [REDACTED] equals to [REDACTED] adjusted second month's rent.

Initial:  
Lessor GOVT.