

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>	<b>SUPPLEMENTAL</b> <b>AGREEMENT No.</b> 1	<b>DATE</b> 12/1/10															
<b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>LEASE NO. GS-04B-50061</b>																
<b>ADDRESS OF PREMISES</b> <b>One Memphis Place</b> 200 Jefferson Avenue Memphis, TN 38103																	
<p><b>THIS AGREEMENT</b>, made and entered into this date by and between <b>HH Hub Properties LLC</b> whose address is  <b>400 Centre Street</b>  <b>Newton, MA 02458-2094</b></p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereafter called the Government:</p> <p><b>WHEREAS</b>, the parties hereto desire to amend the above Lease. <b>NOW THEREFORE</b>, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective <b>October 20, 2010</b> as follows:</p> <p>Paragraph 1 is hereby amended to reflect a total of 5,318 Boma usable, 6,062 rentable square feet of office and related space that includes 4,343 Boma usable, 4,951 rentable square feet on the 10<sup>th</sup> floor and an expansion of 975 Boma usable, 1,111 rentable square feet on the 10<sup>th</sup> floor. The Government also leases up 2 additional parking spaces for a total of 6 parking spaces, to be included in the rental rate.</p> <p>Paragraph 3 of the Lease Contract is amended to reflect:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Term</th> <th style="text-align: left;">Sq. Ft.</th> <th style="text-align: left;">Annual Rent</th> <th style="text-align: left;">PUSF/ PRSF</th> <th style="text-align: left;">Monthly Rent</th> </tr> </thead> <tbody> <tr> <td>1 to 5 years</td> <td>5,318/6,062</td> <td>\$174,164.05</td> <td>32.75 / 28.73</td> <td>\$14,513.67</td> </tr> <tr> <td>6 to 10 years</td> <td>5,318/6,062</td> <td>\$148,584.92</td> <td>27.94 / 24.51</td> <td>\$12,382.07</td> </tr> </tbody> </table> <p>This is a notice to proceed with Tenant Alterations set forth in the attachment hereto for the General Services Administration in Memphis, TN. The total amount of the Tenant Improvement at this time is not to exceed \$160,000.</p> <p>At this time, do not exceed the amount of \$160,000, for the TI buildout.</p> <p>After a detailed invoice is received, inspection of work performed and the work has been acceptance by the Contracting Officer, the lessor will receive a Lump Sum payment in the amount of the invoice. The total of all invoices received in relation to this Supplemental Lease Agreement should not exceed a total of \$160,000.</p> <p>Each invoice for this SLA should include Lease Number GS-04B-50061.</p>			Term	Sq. Ft.	Annual Rent	PUSF/ PRSF	Monthly Rent	1 to 5 years	5,318/6,062	\$174,164.05	32.75 / 28.73	\$14,513.67	6 to 10 years	5,318/6,062	\$148,584.92	27.94 / 24.51	\$12,382.07
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<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>																	
<p><b>LESSOR HH Hub Properties LLC</b></p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 40%;"> BY <u>David M. Lepore</u>  (Signature) </div> <div style="width: 40%; text-align: center;"> David M. Lepore  Senior Vice President  (Title) </div> </div>																	
<p><b>UNITED STATES OF AMERICA</b></p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 40%;"> BY <u>Elaine R. Peters</u>  (Signature) </div> <div style="width: 40%; text-align: center;"> CONTRACTING OFFICER  GENERAL SERVICES ADMINISTRATION  (Official Title) </div> </div>																	

HARD COST ITEMIZED BREAKDOWN	Cost	\$/RSF	COMMENTS
Dust Protection/Dust Barriers			
Demolition			
Rough Carpentry & Wood Blocking			
Millwork & Finished Carpentry			
Doors, Frames & Hardware			
Drywall, Firestopping & Insulation			
Acoustical Ceiling Patch			
Wallcovering, Removal & Wall Prep			
Painting			
Finished Flooring			
Fire Protection			
Plumbing			
H.V.A.C.			
Electrical & Alarms			
Permit			
Clean Up & Trash Removal			
Supervision			
Contractors Fee			
<b>CONSTRUCTION COSTS</b>			
Architectural Fees			
Electrical Engineer			
Mechanical Engineer			
Contingency			
<b>PM FEE</b>			
<b>PROJECT COSTS</b>	\$ 158,695.36		
<b>QUALIFICATIONS</b>			
(1) EXISTING CEILING TO REMAIN. CEILING PRICE IS FOR PATCHING ONLY.			
(2) WORK IS PERFORMED DURING NORMAL WORKING HOURS.			

HH HUB PROPERTIES LLC

*David M. Lepore* 11/19/2010  
 LESSOR DATE  
 David M. Lepore  
 Senior Vice President

*Elaine D. Peter* 12/1/10  
 GOVERNMENT DATE