

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 7

TO LEASE NO. GS-05B-18302

ADDRESS OF PREMISES

233 N. Michigan Avenue
Chicago, IL 60601

THIS AGREEMENT, made and entered into this date by and between

HUB Properties Trust

whose address is 255 Washington Street
Newton, MA 02458-1637

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 is amended, **effective June 1, 2013**, as follows:

This Lease Amendment No. 7 is issued to amend the original Lease Agreement to establish the commencement date of the lease and to increase the annual and monthly rent due to the amortized Tenant Improvement Costs being applied to the lease. All other terms and conditions remain the same.

Paragraph 3 is hereby amended to establish the effective rent rate as follows:

3. The Government shall pay the Lessor rent in accordance with the terms specified in Lease No. GS-05B-18302. The Government has established that the Lessor has completed construction of all Tenant Improvements to the office space prior to June 1, 2013; however actual Tenant Improvement costs have not been established. The Government agrees to amortize \$4,929,067.75 of Tenant Improvement costs at 0.0% annual interest over the remaining 90 months of the lease term into the rent as stipulated in the following rent schedule. All additional remaining Tenant Improvement costs will be finalized and agreed upon in a subsequent Lease Amendment, within the next 30 - 45 days, upon signature of this amendment by the Leasing Contracting Officer.

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*Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA FORM 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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 below date.

FOR THE LESSOR: HUB PROPERTIES TRUST

FOR THE GOVERNMENT:

Signature: [Signature]
Name: David M. Lepore
Title: Senior Vice President
Entity Name: Hub Properties Trust
Date: July 23, 2013

Signature: [Signature]
Name: STAIR JONES
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8/8/13

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Peter Dimitral
Title: Asst Leasing Analyst
Date: 7-23-2013

The Rent on June 1, 2013 is as follows:

Rent Schedule in Annual Dollars							
Rent Per Start	Rent Per End	Shell*	Oper**	RE Tax**	Tenant A Improv	Parking***	Total Annual
7/1/2012	11/30/2012	\$1,945,897.56	\$1,293,815.26	\$1,501,782.72	\$ 0.00	\$14,340.00	\$4,755,835.54
12/1/2012	5/31/2013	\$1,945,897.56	\$1,293,815.26	\$1,501,782.72	\$ 0.00	\$14,626.80	\$4,756,122.34
6/1/2013	11/30/2013	\$1,945,897.56	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$14,626.80	\$5,413,331.37
12/1/2013	11/30/2014	\$1,945,897.56	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$14,919.34	\$5,413,623.91
12/1/2014	11/30/2015	\$1,945,897.56	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$15,217.72	\$5,413,922.29
12/1/2015	11/30/2016	\$2,313,981.57	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$15,522.08	\$5,782,310.66
12/1/2016	11/30/2017	\$2,313,981.57	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$15,832.52	\$5,782,621.10
12/1/2017	11/30/2018	\$2,313,981.57	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$16,149.17	\$5,782,937.75
12/1/2018	11/30/2019	\$2,313,981.57	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$16,472.15	\$5,783,260.73
12/1/2019	11/30/2020	\$2,313,981.57	\$1,293,815.26	\$1,501,782.72	\$657,209.03	\$16,801.60	\$5,783,590.18

* Shell rent increases \$2.00/RSF effective 12/01/2015

** Real Estate Taxes and Operating Reflect the Base Rates and do Not Reflect Escalations/Reconciliations

*** Parking Rate Reflects 2% Annual Escalation effective December 1st of each rental year

A - The Tenant Improvements have been amortized at 0% interest over 90 months. From 06/2013 - 11/2020.

Rent Schedule in Rates per RSF							
Rent Per Start	Rent Per End	Shell*	Oper**	RE Tax**	Tenant A Improv	Parking per Space***	Tot Rate/RSF (No Parking)
7/1/2012	11/30/2012	\$ 10.57	\$ 7.03	\$ 8.16	\$ 0.00	\$ 3,585.00	\$ 25.76
12/1/2012	5/31/2013	\$ 10.57	\$ 7.03	\$ 8.16	\$ 0.00	\$ 3,656.70	\$ 25.76
6/1/2013	11/30/2013	\$ 10.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 3,656.70	\$ 29.33
12/1/2013	11/30/2014	\$ 10.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 3,729.83	\$ 29.33
12/1/2014	11/30/2015	\$ 10.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 3,804.43	\$ 29.33
12/1/2015	11/30/2016	\$ 12.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 3,880.52	\$ 31.33
12/1/2016	11/30/2017	\$ 12.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 3,958.13	\$ 31.33
12/1/2017	11/30/2018	\$ 12.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 4,037.29	\$ 31.33
12/1/2018	11/30/2019	\$ 12.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 4,118.04	\$ 31.33
12/1/2019	11/30/2020	\$ 12.57	\$ 7.03	\$ 8.16	\$ 3.57	\$ 4,200.40	\$ 31.33

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Initial: Lessor *TA* Gov't

Lease Amendment Form 07/12