

<p align="center"><b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES</b></p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT No. 3</p>	<p>DATE 6/6/2013</p>
<p>ADDRESS OF PREMISE Bank of America Building, Tower II 100 South Charles Street Baltimore, MD 21201-2527</p>	<p>TO LEASE NO. GS-03B-11348</p>	
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p align="center">Hub Properties Trust</p> <p>whose address is c/o REIT Management &amp; Research LLC Two Newton Place 255 Washington Street, Suite 300 Newtown, MA 02458-1634</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to incorporate 2 additional reserved parking spaces.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>June 1, 2013</u>, as follows:</p> <p>A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:</p> <p>“1. The Lessor hereby leases to the Government the following described premises: 4,144 Rentable Square Feet yielding 3,700 ANSI/BOMA Office Area square feet and related space located on the 4th floor, at the Bank of America Building, Tower II, located at 100 South Charles Street, Baltimore, MD 21201-2527, and 12 reserved structured parking spaces located at 25 South Charles Street, Baltimore, MD 21202-3330, as depicted on Exhibits A and B to be used for such purposes as determined by the General Services Administration.</p> <p>The cost of the original 10 reserved structured parking spaces was included in the shell rental rate. The cost of the additional 2 reserved structured parking spaces will be \$6,500/year for the term of the lease. The lessor shall have the right to terminate the additional 2 reserved structured parking spaces with 60 days written notice to the Government. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.”</p> <p>B. Paragraph 13 of the Rider to Lease is hereby modified by including the following text:</p> <p>“13. Effective June 1, 2013 through August 27, 2027 the total annual rent shall increase by \$6,500 per year for the 2 additional reserved structured parking spaces.”</p> <p>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.</p>		
<p>LESSOR: Hub Properties Trust</p> <p>BY _____ (Signature)</p> <p>IN T _____ (Signature)</p>	<p align="center"><b>David M. Lepore</b> <b>Senior Vice Presid.</b> _____ (Title) <b>Two Newton Place</b> <b>255 Washington Street</b> <b>Suite 300</b> <b>Newton, MA 02458</b> _____ (Address)</p>	
<p>UNIT _____</p> <p>BY _____</p>	<p align="center"><b>Contracting Officer</b> _____ (Official Title)</p>	