

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 15 TO LEASE NO. GS-11B-30138	DATE DEC 30 1998
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ADDRESS OF PREMISES 4700 RIVER ROAD
RIVERDALE, MD 20737

THIS AGREEMENT, made and entered into this date by and between HUB ACQUISITION TRUST

whose address is: HUB ACQUISITION TRUST
400 CENTRE STREET
NEWTON, MA 02158

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 covenant and agree that the said lease is hereby amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

Comparison Year	1997	\$434,189.92
Base Year	1996	\$422,478.99
Increase/Decrease		\$11,710.93
Percent Government Occupancy		100%
Amount Due Lessor		11,710.93
Comparison Year	1998	\$445,240.88
Base Year	1996	\$422,478.99
Increase/Decrease		\$22,761.89
Percent Government Occupancy		100%
Amount Due Lessor		\$22,761.89
TOTAL AMOUNT DUE LESSOR		\$34,472.82

The base year includes a revitalization credit 9308967. The Government reserves the right for future adjustment to the base and any comparison year to reflect future cost of real estate tax.

The Lessor is entitled to a one-time payment in the amount of \$34,472.82 payable in arrears. Check shall be payable to:

HUB ACQUISITION TRUST
400 CENTRE STREET
NEWTON, MA 02158

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

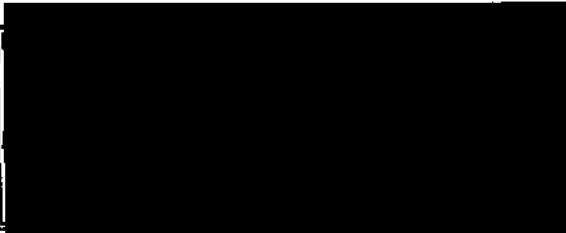
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: HUB ACQUISITION TRUST

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)



Contracting Officer, GSA, NCR, PBS, RS
(Official Title)