

ADDRESS OF PREMISES **4700 RIVER ROAD**
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 effective **2/15/01** as follows:

Issued to correct the 2000 annual operating cost escalation provided for in the basic lease agreement due to an incorrect B.O.L. CPI Index.

Base (CPI-W-U.S. City Avg)	JANUARY	1995	147.80
Corresponding Index	JANUARY	2000	185.80
Base Operating Cost Per Lease			\$1,310,900.84
% Increase in CPI-W			0.120433018
Annual Increase in Operating Cost			\$157,875.76
Less Previous Escalation Paid			\$117,076.40
Annual Increase in Operating Cost Due Lessor			\$40,799.36
Amount Already Paid to the Lessor			\$39,912.41
Total lump sum amount due to the Lessor			\$886.95

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement

Base (CPI-W-U.S. City Avg)	JANUARY	1995	147.80
Corresponding Index	JANUARY	2001	171.70
Base Operating Cost Per Lease			\$1,310,900.84
% Increase in CPI-W			0.161705007
Annual Increase in Operating Cost			\$211,979.25
Less Previous Escalation Paid			\$157,875.76
Annual Increase in Operating Cost Due Lessor			\$54,103.49

Effective **2/15/01**, the annual rent is increased by **\$54,103.49**
 The new annual rent is **\$6,258,588.72** payable at the rate of **\$521,549.08** per month.

The rent shall be made payable to: **HUB REALTY COLLEGE PARK I, LLC**
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, DC South Service Delivery Team
 (Official Title)