

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 23 Revised TO LEASE NO. GS-11B-30138	DATE 7/20/04
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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:
**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	2001	\$486,221.33
BASE YEAR	1995	\$408,467.06
INCREASE		\$77,754.28
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
AMOUNT DUE TO LESSOR		\$77,754.28
AMOUNT ALREADY PAID TO THE LESSOR		\$67,045.63
TOTAL AMOUNT DUE TO THE LESSOR		\$10,708.65

The Lessor is entitled to a one-time lump sum payment in the amount of: **\$10,708.65** payable with the next rent check.

Rent checks shall be made payable to :

**HUB Realty College Park I
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)

UNITED STATES OF AMERICA
BY  _____ Contracting Officer, GSA, NCR, PBS, DC Service Center
(Signature) (Official Title)