

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE <u>6/18/03</u>
	No. 24	
	TO LEASE NO. GS-11B-30138	

ADDRESS OF PREMISES  
 4700 River Road  
 4700 River Road  
 Riverdale, MD 20737-0000

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 02158-0000**

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 **2/15/2003** as follows:

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	2003	177.70
Base Operating Cost Per Lease			\$1,310,900.94
% Increase in CPI-W			0.202300406
Annual Increase In Operating Cost			\$265,195.79
Less Previous Escalation Paid			\$225,283.38
Annual Increase In Operating Cost Due Lessor			\$39,912.41

Effective **2/15/2003**, the annual rent is increased by **\$39,912.41**  
 The new annual rent is **\$6,312,690.79** payable at the rate of **\$526,057.57** per month.

The rent shall be made payable to: **HUB Realty College Park I, LLC  
 M&P Partners as Agent  
 400 Centre Street  
 Newton, MA 02158-0000**

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)