

DATE OF LEASE

January 7, 2010

LEASE NO

GS-05B-18307

THIS LEASE, made and entered into this date by and between

whose address is Hub Acquisition Trust
400 Centre Street
Newton, MA 02458

and whose interest in the property hereinafter described is that of owner

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

10,207 rentable square feet which yields 8,876 ANSI/BOMA office area square feet in the 330 South Second Avenue building, Suite 395 - 6,885 RSF and Suite 565 - 3,322 RSF located at 330 Second Avenue South, Minneapolis, Minnesota as described in Exhibit A - Legal Description attached hereto and twenty-three (23) structured garage parking spaces. Three (3) of the parking spaces will be reserved and provided in the on-site parking garage in the lower level and twenty (20) of the spaces will be unreserved and provided at the Gateway Ramp located at 400 South 3rd Street. The twenty-three (23) structured garage parking spaces shall be provided as a part of the rental consideration.

Said premises to be used for such general office purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premise with their appurtenances for a term of seven (7) years, thirty-six (36) months firm beginning the date the leasehold improvements constructed by the Lessor are substantially complete and accepted by the Government, subject to termination rights as hereinafter set forth. The date of the substantial completion is within sixty (60) working days after receiving the Notice to Proceed from the Government with the Tenant Buildout. Estimated date of substantial completion is February 1st, 2010.

3. The Government shall pay the Lessor annual rent as follows:

Years 1-3 \$372,555.50
Years 4-5 \$281,509.06
Years 6-7 \$287,837.40

| Term Years | Shell per RSF | Base Operating Cost per RSF | Amortized Tenant Improvement Allowance per RSF | Amortized Building-Specific Security per RSF | Rate per RSF | Annual Rent | Monthly Rent Payable in Arrears |
|------------|---------------|-----------------------------|--|--|--------------|--------------|---------------------------------|
| 1-3 | \$23.63 | \$6.74 | \$5.80 | \$0.33 | \$36.50 | \$372,555.50 | \$31,046.29 |
| 4-5 | \$20.84 | \$6.74 | \$0.00 | \$0.00 | \$27.58 | \$281,509.06 | \$23,459.09 |
| 6-7 | \$21.46 | \$6.74 | \$0.00 | \$0.00 | \$28.20 | \$287,837.40 | \$23,986.45 |

Rent for a lesser period shall be prorated. Rent shall be made payable to:

Hub Acquisition Trust
400 Centre Street
Newton, MA 02458
Tax Identification Number [REDACTED]

4. The term of this lease shall be for seven (7) years, thirty-six (36) months firm. The Government may terminate this lease in whole or for either Suite 395 or 565 in their entirety at anytime after the thirty-sixth (36th) month of the lease by giving at least ninety (90) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals: provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing~~

INITIALS:

LESSOR

& GOVERNMENT

GOVERNMENT

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

All cleaning, services, utilities, maintenance, space improvements, parking and Special Requirements as specified in the attached Solicitation for Offer, GS-05B-18307, and other requirements attached to this lease as described in the following Paragraph 7. THIS IS A FULLY SERVICED LEASE.

7. The following are attached and made a part hereof:

- Attachment A, Paragraphs 9-29 – 2 Pages
- Solicitation for Offers (SFO) – GS-05B-18307 – 47 Pages
- Amendment No. 1 dated May 19th, 2009 – 1 Page
- Exhibit A, Legal Description – 1 Page
- Exhibit B, Floor Plans – 2 Pages
- Form B, Document Security – 2 Pages
- Form 3517B, General Clauses – 34 Pages
- Form 3518, Representations and Certifications – 7 Pages

Also, as part of the rental consideration, the Lessor shall meet all responsibilities and obligations as defined in the Solicitation for Offers No. GS-05B-18307 and other Attachments to the lease referenced in this Paragraph 7.

8. The following changes were made in this lease prior to its execution:

- a. Amendment 1 dated May 19th, 2009 was issued to modify Solicitation for Offers (SFO) GS-05B-18307 Section 1.4 Offer Due Date (AUG 2008).

PARAGRAPH 5 WAS DELETED IN ITS ENTIRETY WITHOUT SUBSTITUTION

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

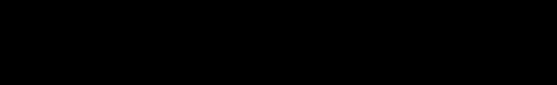
LESSOR
BY
IN PRESENCE



David M. Lepore
Senior Vice President
Chief Operating Officer

(Signature)
400 Centre Street
Newton, MA 02458
(Address)

UNITED STATES OF AMERICA
BY



Contracting Officer
(Official title)

INITIALS: ML & CB
LESSOR GOVERNMENT

