

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LCT04709	DATE	PAGE 1 of 2
---------------------------------------	--------------------------	------	----------------

ADDRESS OF PREMISES 1000 Lafayette Blvd, 10 th Floor, Bridgeport, CT	Building # CT3360	PDN# PS0018723
--	-------------------	----------------

THIS AGREEMENT, made and entered into this date by and between BRIDGEPORT LAFAYETTE 2005, LLC

whose address is C/O Hampshire Companies
83 South Main Street
Morristown, NJ 07960

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

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 24, 2010, as follows:

- I. The Lessor shall provide all labor, materials, supervision and equipment unless otherwise confirmed in writing from Contracting Officer to accomplish the scope of work for 10th Floor, 1000 Lafayette Blvd., Bridgeport, Ct for the [REDACTED] Bridgeport Office in accordance with the drawing entitled "GSA/Bridgeport 10th Floor", 1000 Lafayette Blvd, Bridgeport, Connecticut" dated September 9, 2010. and in accordance with PAC Group LLC and Russell and Dawson LLC in the amount of \$848,117.75. In separate correspondence dated October 12, 2010, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$848,117.75. The total costs for the tenant improvement Allowance is \$548,702.37. The Government hereby orders the balance of \$299,415.38.
- II. The additional \$299,415.38 will be funded by the following Reimbursable Work Authorization(s) (herein referred to as "RWA"):
 - A) RWA # N1288399 - \$299,415.38
- III. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of no greater than \$299,415.38, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

BRIDGEPORT LAFAYETTE 2005, LLC LESSOR	
SIGNATURE BY: HAMPSHIRE PARTNERS FUND VI ITS SOLE MEMBER HAMPSHIRE PARTNERS LLC, ITS GENERAL PARTNER	NAME OF SIGNER JAMES E. HANSON II, PRESIDENT
ADDRESS 83 SOUTH STREET MORRISTOWN, NJ 07960	

IN PRESENCE OF	
SIGNATURE Sandra Miele	NAME OF SIGNER SANDRA MIELE
ADDRESS 83 SOUTH STREET MORRISTOWN, NJ 07960	

UNITED STATES OF AMERICA	
SIGNATURE Michael Strobel	NAME OF SIGNER MICHAEL STROBEL
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Michael Strobel GSA CONTRACTING OFFICER
10 Causeway Street, 10th Floor
Boston, MA 02222

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # *PS 0018723*

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IV. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (1 page).

V. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS: *J* LESSOR & *MS* GOV'T