

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LCT04782	DATE 9-12-11	PAGE 1 of 2
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ADDRESS OF PREMISES  
101 and 109 Pitkin Street, East Hartford, CT, 06108-3316

**THIS AGREEMENT**, made and entered into this date by and between Vineyard Properties, L.L.C.

whose address is c/o BKM Enterprises, Inc.  
300 East River Drive  
East Hartford, CT, 06108-4205

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 commence rent and term effective September 25, 2011 net of amortized tenant improvements (TI) cost. Upon completion of the proposed TI, a Supplemental Lease Agreement (SLA) will be established reconciling the final TI cost. This cost shall be amortized, per the terms of SF2 paragraph 18, over the entire firm term of the lease and added to the rent payments effective upon substantial completion of the TI. A retroactive payment shall be made to cover the period from September 25, 2011 through to the substantial completion date of the TI.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon execution as follows:

SF2 paragraphs 5 and 7 are hereby deleted and replaced with the following:

5. THE GOVERNMENT SHALL PAY to the Lessor, commencing on the Commencement Date and in accordance with Paragraph 2 of the Lease, rent as follows:

Years 1 through 5: Annual rent of \$195,081.34 payable at the rate of \$16,256.78 per month, in arrears and;  
Years 6 through 10: Annual rent of \$207,991.28 payable at the rate of \$17,332.61 per month, in arrears,  
via Electronic Funds Transfer to:

Vineyard Properties  
300 East River Drive  
East Hartford, CT 06108-4205

Rent for a lesser period shall be prorated on a per diem basis. The Government shall have the right to utilize 28 surface parking spaces and the existing fenced ware yard at no extra charge.

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## LESSOR

SIGNATURE <i>Robert A. Orenstein</i>	NAME OF SIGNER Robert A Orenstein
ADDRESS 300 E. River Drive East Hartford CT 06108	

## IN PRESENCE OF

SIGNATURE <i>Natalie Jones</i>	NAME OF SIGNER
ADDRESS 300 East River Dr. East Hartford, CT 06108	

## UNITED STATES OF AMERICA

SIGNATURE <i>Lori Melchin</i>	NAME OF SIGNER Lori Melchin
	OFFICIAL TITLE OF SIGNER Leasing Contracting Officer

7. **FREE RENT AND BROKERAGE COMMISSION:** In accordance with paragraph 2.4 of the SFO, "Broker Commission and Commission Credit", Studley, Inc. ("Studley") was the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley agreed to a cooperating lease commission of <sup>EXEMPT(b)(4)</sup> of the "Aggregate Lease Value" for the initial firm term of this Lease ("Commission"). The total amount of the Commission was <sup>EXEMPT(b)(4)</sup>. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley has agreed to forego <sup>EXEMPT(b)(4)</sup> of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is <sup>EXEMPT(b)(4)</sup> which shall be due upon lease commencement and the remaining <sup>EXEMPT(b)(4)</sup> will be paid to Studley, Inc. upon lease execution.
- The total reduction in shell rent related to the commission credit is <sup>EXEMPT(b)(4)</sup> and shall commence with the first month of the rental payment and continue through the third month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- First Month's Rental Payment of \$16,256.78 minus prorated Commission Credit of <sup>EXEMPT(b)(4)</sup> equals <sup>EXEMPT(b)(4)</sup> adjusted First Month's Rent
- Second Month's Rental Payment of \$16,256.78 minus prorated Commission Credit of <sup>EXEMPT(b)(4)</sup> equals <sup>EXEMPT(b)(4)</sup> adjusted Second Month's Rent
- Third Month's Rental Payment of \$16,256.78 minus prorated Commission Credit of <sup>EXEMPT(b)(4)</sup> equals <sup>EXEMPT(b)(4)</sup> adjusted Third Month's Rent

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

INITIALS: RAO & LM  
LESSOR GOVT