

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-01B-04691	DATE 11/25/2011	PAGE 1 of 2
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ADDRESS OF PREMISES
344 Merrow Road, Tolland, CT 06084

THIS AGREEMENT, made and entered into this date by and between Merrow Properties, LLC

whose address is: 51 Lawlor Road
Tolland, CT 06084

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 reconcile the amount of tenant improvement allowance used with a corresponding rent adjustment.

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

The tenant improvement allowance (TIA) used per the original and revised notices to proceed was \$143,339.00. Supplemental Lease Agreement (SLA) #2 had removed all of the available TIA (\$177,960.00) and started shell and operating rent as of July 1, 2011. The tenant alterations are hereby considered complete and accepted as of November 16, 2011. For purposes of amortizing the utilized tenant improvement allowance of \$143,339.00, a rent adjustment shall take place effective December 1, 2011 resulting in an amortization period of 55 months. Paragraphs 5 and 8 of the lease shall be modified as follows.

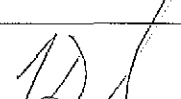
Paragraph 5 of the lease shall be amended to read:

5. THE GOVERNMENT SHALL PAY to the Lessor, commencing on December 1, 2011 rent as follows:
Through year 5: Annual rent of \$391,992.69 payable at the rate of \$32,666.06 per month, in arrears and;
Years 6 through 10: Annual rent of \$358,860.25 payable at the rate of \$29,905.02 per month, in arrears, via
Electronic Funds Transfer to:

Merrow Properties, LLC
51 Lawlor Road
Tolland, CT 06084

Rent for a lesser period shall be prorated on a per diem basis. The Government shall have the right to use fifty-two (52) surface parking spaces referenced above at no additional charge.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER: John D. Summers

ADDRESS 51 Lawlor Rd., Tolland, CT 06084

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Debra Galvin
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER: Richard T. Reynolds
	OFFICIAL TITLE OF SIGNER: Contracting Officer

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Paragraph 8 of the lease shall be amended to read:

8. **FREE RENT AND BROKERAGE COMMISSION:** In accordance with paragraph 2.3 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 have agreed to a cooperating lease commission of [REDACTED] of the firm term aggregate value of this lease ("Commission"). The total amount of the Commission is hereby revised to [REDACTED] based on a revised total contract value of [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley has agreed to forego [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] which shall be due upon the execution of this SLA. The remaining [REDACTED] was paid to Studley, Inc upon lease execution.

The shell rental portion of the annual rental payments (\$252,955.25 per annum) due and owing under Paragraph 5 of this lease shall be reduced to fully recapture this Commission Credit. The total reduction in shell rent related to the commission credit is [REDACTED] and shall commence with the sixth month of the rental payment and continue for two months as indicated in the following schedule of adjusted Monthly Rent:

- Sixth Month's Rental Payment of \$32,666.06 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent
- Seventh Month's Rental Payment of \$32,666.06 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Seventh Month's Rent

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

Initials: Lessor

jds

& Gov't

[Signature]