

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-01B-04633 Neg.	DATE 6/28/2011	PAGE 1 of 2
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ADDRESS OF PREMISES

4238 Washington Street, Roslindale, MA 02131

THIS AGREEMENT, made and entered into this date by and between: 4238 Washington Street, LLC

Whose address is: 40 Nouvelle Way, Unit 848
Natick, MA 01760

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 recognize a change in the size of the building due to the addition of a floor.

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

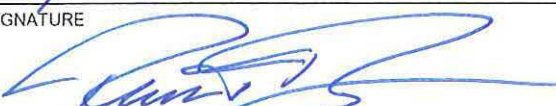
A) Paragraph 1 of the SF2 shall be deleted and replaced with the following:

- I. LESSOR HEREBY LEASES TO THE GOVERNMENT AND THE GOVERNMENT HEREBY LEASES FROM THE LESSOR THE FOLLOWING DESCRIBED PREMISES: An area of 7,347 Rentable (6,630 BOMA Office Area) Square Feet (RSF), with a Common Area Factor of 10.81%, of office and general purpose space located on the 2nd floor of the building located at 4238 Washington Street, Roslindale, MA, 02131 (hereinafter the "Building"), and identified on the plan entitled "Floor Plan" and attached hereto as Exhibit A and by this reference made a part hereof; all parking, all improvements and all amenities being collectively hereinafter referred to as the "Premises" or the "Leased Premises", all of which are leased to the Government together with any and all appurtenances, rights, privileges and easements now or hereafter benefiting, belonging or appertaining thereto, including without limitation use of all common areas and facilities, and rights of ingress and egress to the Building, the Leased Premises and all common areas and appurtenances, to be used for general Government purposes as determined by the General Services Administration.

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B) Paragraph 11 of the SF2 shall be deleted and replaced with the following:

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

LESSOR	
SIGNATURE 	NAME OF SIGNER: Chris Kotsiopoulos, Manager
ADDRESS 40 Nouvelle way NATICK MASS 01760	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER MORRIS J. GORDON
ADDRESS [REDACTED]	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER: Richard Reynolds OFFICIAL TITLE OF SIGNER: Lease Contracting Officer

11. TAX ADJUSTMENTS: The percentage of Government occupancy of the Building for real estate tax purposes is agreed to be 33.94% (7,347 RSF / 21,646 RSF).

C) Paragraph 18 of the SF2 shall be deleted and replaced with the following:

18. NOTICES: All notices and other communication which is required or permitted by this Lease shall be in writing and delivered by personal service, sent by registered or certified first class US mail, postage prepaid, properly addressed, or by regular overnight delivery service such as Federal Express,, if intended for the Lessor to **Mr. Chris Kotsiopoulos** at the address first set forth above, or as follows:

4238 Washington Street, LLC
40 Nouvelle Way, Unit 848
Natick, MA 01760

and if intended for the Government, to the below-named Contracting Officer at the following address:
Richard Reynolds, Lease Contracting Officer

General Services Administration Public Buildings Service
10 Causeway Street, Room 1010
Boston MA 02222

or to such other address as shall be given in writing by any party to the other.

D) The floor plan is hereby modified as shown on the attached Exhibit A.

E) The revised Form 3518 – Representations and Certifications is hereby attached.

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

INITIALS:

CK
LESSOR

&

[Signature]
GOVT