

SUPPLEMENTAL LEASE AGREEMENT

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|---|--------------------------|-----------------|-------------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 2 | TO LEASE NO. LMA04795 | DATE 7-10-12 | PAGE 1 of 2 |
| ADDRESS OF PREMISES 140 Shrewsbury Street, Boylston, MA 01505-1710 | | | Building # MA5989 |

THIS AGREEMENT, made and entered into this date by and between 140 SHREWSBURY STREET REALTY TRUST

whose address is c/o Salisbury Management, Inc.
120 Shrewsbury Street
Boylston, MA 01505-1710

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 accept the Space as substantially complete and commence payment of rent.

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

Paragraph 2 of the Lease is deleted in its entirety and replaced as follows:

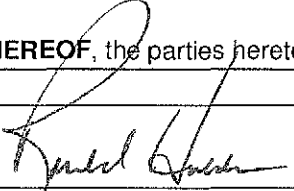
"2. **TERM**: TO HAVE AND TO HOLD the said Premises with their appurtenances for a term of ten (10) years (five [5] years firm), commencing on June 18, 2012 (the "Commencement Date"), and ending on June 17, 2022, unless further extended or terminated sooner as provided herein or as may be allowed at law or in equity (the "Lease Term")."

Paragraph 5 of the Lease is deleted in its entirety and replaced as follows:

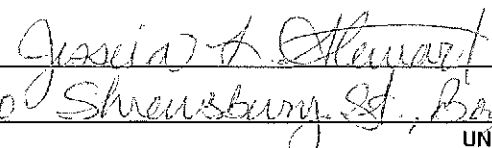
"5. **COMMISSION AND COMMISSION CREDIT**: In accordance with SFO Paragraph 2.4, CB Richard Ellis or its subcontractors John Burweger and Federal Real Estate Services, Inc. (the Broker) is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in SFO Paragraph 2.4, only [REDACTED] of the Commission, will be payable to the Broker with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time period practicable.

Continued on Page 2

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

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|--|------------------------------------|
| LESSOR | |
| SIGNATURE  | NAME OF SIGNER Robert S. Haddon |
| ADDRESS 120 Shrewsbury St. Boylston MA 01505 | |

IN PRESENCE OF

| | |
|--|--------------------------------------|
| UNITED STATES OF AMERICA | |
| SIGNATURE  | NAME OF SIGNER Jessica L. Stewart |
| ADDRESS 120 Shrewsbury St. Boylston MA 01505 | |

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| SIGNATURE  | NAME OF SIGNER Nancy Swiechowicz OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER |
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GSA FORM 276 (REV. 8/2006)

06-26-12A11:51 RCVD

Notwithstanding Paragraph 4 of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's Rental Payment of \$6,678.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$6,678.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$6,678.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$6,678.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

NOTE: Commissions and/or credits are treated as confidential financial information and are not for public disclosure. The information is not for use for any other purpose than that for which it is provided without consent of the GSA Lease Contract Officer."

All other terms and conditions of this Lease remain in full force and effect.

End of SLA #2