

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LMA04701	DATE JAN 25 2010	PAGE 1 of 2
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ADDRESS OF PREMISES

1350 Main Street, Springfield, MA 01103

**THIS AGREEMENT**, made and entered into this date by and between 1350 Main Street LLC

Whose address is: c/o NAI Samuel D. Plotkin & Associates

41 Taylor Street

Springfield, MA 01103

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 correct mathematical and typographical errors contained in Part III - Award, of executed Form 3626.

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

The entirety of Part III - Award contained within Form 3626 shall be deleted and replaced with the following:

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Supplemental Lease Requirements 9MA2068 (c) Representations and Certifications, (d) the Government's General Clauses, (e) Floor Plan, and (f) the following changes or additions made or agreed

Full Service Rent:

Years 1 through 5: \$19.95 per RSF (\$25,795.35 per annum)

The base amount for the operating costs is: \$7,136.82.

The Government's percentage of occupancy is for tax purposes is 0.387%.

In accordance with paragraph 3 of the SFO, "Broker Commission and Commission Credit", Studley, Inc. ("Studley") is 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 value of this lease ("Commission"). The total amount of the Commission is [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] to be paid upon lease commencement and the remaining [REDACTED] will be paid to Studley, Inc upon lease execution.

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

LESSOR

SIGNATURE

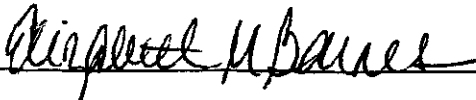


NAME OF SIGNER: Ron Eckman

ADDRESS

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

Elizabeth M. Barnes

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER: Mark Shinto

OFFICIAL TITLE OF SIGNER: Contracting Officer

The shell rental portion of the annual rental payments (\$589.41 per month) 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 first month of the rental payment and continue through the sixth month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- First Month's Rental Payment of \$2,149.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
- Second Month's Rental Payment of \$2,149.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
- Third Month's Rental Payment of \$2,149.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent
- Fourth Month's Rental Payment of \$2,149.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent
- Fifth Month's Rental Payment of \$2,149.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent
- Sixth Month's Rental Payment of \$2,149.61 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent

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

INITIALS: QE & mn  
LESSOR GOVT