

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LMA04795	DATE 5-10-12	PAGE 1 of 3
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ADDRESS OF PREMISES
140 Shrewsbury Street, Boylston, MA 01505-1710

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 issue Notice To Proceed with Tenant Improvements.

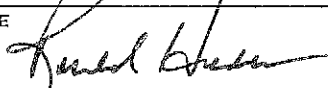
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, May 2, 2012, as follows:

1. This Supplemental Lease Agreement serves as Notice to Proceed with construction of the Tenant Improvements. In separate correspondence dated May 2, 2012 the Government has issued a Notice to Proceed with Tenant Improvements effective May 2, 2012 in the amount of \$136,562.58. The total cost of Tenant Improvements per Exhibit A is \$166,758.98. The Government hereby orders the balance of \$30,196.40.
2. The Lessor and the Government hereby agree that the cost of Tenant Improvements ("TI"), as defined in the Lease, is \$166,758.98. TI cost includes, but are not limited to, all architectural and engineering fees (including design drawings, construction drawings and all revisions thereto), all filing, permit and expeditor fees, if applicable, labor, materials, overhead and profit. TI shall be constructed in accordance with the Construction Drawings consisting of 13 pages dated January 19, 2012 and Security Drawing dated January 17, 2012, in accordance with Lessor's final Tenant Improvement Cost Summary, attached hereto as Exhibit A.

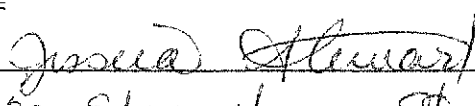
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

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

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jessica Stewart
ADDRESS 120 Shrewsbury Street, Boylston, MA 01505	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Nancy Swiechowicz
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

3. The annual rental specified in the Lease includes \$136,562.58 worth of amortized TI. Upon completion of the work and acceptance thereof by the Government, the Lessor shall submit an invoice in the amount of \$30,196.40 to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Nancy Swiechowicz
nancy.swiechowicz@gsa.gov

A proper invoice must *be on letterhead of the lessor named in the lease and must* include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0023436

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

End of SLA#1

Initials:

Lessor RSK & Gov't MB