

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-01B-04701	DATE <b>JUL 06 2010</b>	PAGE 1 of 3
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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 &amp; 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 establish the rent commencement date and reconcile the tenant improvement allowance.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 5, 2010, as follows:

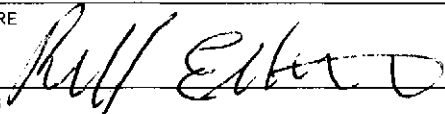
- I. The space is substantially complete and the rent commencement date is 4/5/2010. The lease term shall be 4/5/2010 through 4/4/2015.
- II. In accordance with the Notice to Proceed dated March 8, 2010 the Government elected to expend \$33,872.62 of the available \$48,661.12 in tenant improvement allowance which was amortized into the rental rate at 6.5% over the five year firm term. There have been no change orders. Per paragraph 9 of the SFO, "Tenant Improvements Rental Adjustment" the Government may return to the Lessor any unused portion of the Tenant Improvements Allowance in exchange for a decrease in rent according to the amortization rate over the firm term. Therefore the Government returns to the Lessor \$14,788.50 of the allowance resulting in a reduction in rent over the first five years of the lease of \$3,472.25 per annum.
- III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit 1 (1 page).
- IV. The Lessor hereby waives restoration as a result of all improvements.
- V. The adjusted full service rent shall be:

Years 1 through 5: Annual rent of \$22,318.31 payable at the rate of \$1,859.86 per month, in arrears.

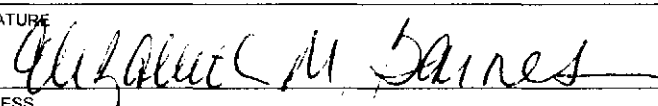
Rent for a lesser period shall be prorated on a per diem basis.

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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 Ronald M Eckman
ADDRESS	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER Elizabeth M. Barnes
ADDRESS	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER MARK S. SHWARTZ
	OFFICIAL TITLE OF SIGNER LEGISLATIVE COUNSEL OFFICER

VI. In accordance with paragraph 3 of the SFO, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission was [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley agreed to forego [REDACTED] of the Commission that it was 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] was paid to Studley, Inc upon lease execution.

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 \$1,859.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
- Second Month's Rental Payment of \$1,859.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
- Third Month's Rental Payment of \$1,859.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent
- Fourth Month's Rental Payment of \$1,859.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent
- Fifth Month's Rental Payment of \$1,859.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent
- Sixth Month's Rental Payment of \$1,859.86 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: RA & MM  
LESSOR GOVT