

Lease Amendment

Number 1

Lease Number: LME04838**Date:**

Feb 13, 2012

One Merchant's Plaza Bangor, ME 04401-8302 Suite 601

THIS AGREEMENT, made and entered into this date by and between Merchant's Plaza LLC whose address is c/o Boulos Property Management, One Canal Plaza, Portland, ME 04101 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

1. **Lease Term:** Paragraph on page 1 of the lease will be modified as follows. The commencement date of this Lease is **November, 15 2011**.
2. **Square Footage:** Office and Related Space 2,424 rentable square feet (RSF), yielding 2,107 ANSI/BOMA Office Area (ABOA) square feet.
3. **Rent:** The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates. The Tenant Improvements of \$29,340.58 are amortized at a rate of 8 %.

	11/15/2011-2/14/2012		2/15/2012-11/14/2013	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$29,742.48	\$12.27	\$29,742.48	\$12.27
TENANT IMPROVEMENTS RENT	\$0	\$0	\$ 18,022.78	\$7.44
OPERATING COSTS	\$ 7,878	\$3.25	\$ 7,878	\$3.25
TOTAL ANNUAL RENT	\$37,620.48	\$15.52	\$55,643.26	\$22.96
NON FIRM TERM				
	ANNUAL RENT	ANNUAL RATE/RSF		
SHELL RENT	\$28,482	\$11.75		
TENANT IMPROVEMENTS RENT	\$ 0	\$0		
OPERATING COSTS	\$ 7,878	\$3.25		
TOTAL ANNUAL RENT	\$36,360	\$15		

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, Merchant's Plaza LLC

By

[Signature]
(Signature)

Agent for Merchant's Plaza LLC
(Title)

In Presence of

[Signature]
(Signature)

One Canal Plaza
Portland, ME 04101
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
(Signature)

Contracting Officer
(Official Title)