

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO
GS- LNH04800

ADDRESS OF PREMISES

171 Fair Street, Laconia, NH

THIS AGREEMENT, made and entered into this date and between

Beacon Mill, LLC

whose address is

150 Venture Drive, Dover, NH 03820-5913

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above

captioned Lease, addressing the [redacted] permanent leased space and [redacted] termination, creating 2nd floor vacant space. The start date is June 26, 2012. The transition to the permanent space for [redacted] and the creation of the remaining vacant space created by the [redacted] termination, is estimated to occur on June 26, 2012.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective June 26, 2012, as follows.

The first floor temporary space of [redacted] will segue into the permanent space on the second floor as indicated in Paragraph 1 of LNH04800, dated August 3, 2011. The [redacted] temporary space will terminate and the proposed second floor space will become vacant and Paragraph 11 of the lease will be applied until such time the space is occupied.

The rental rate for the 830 RSF or 830 USF of permanent [redacted] space is based on \$27.48/RSF or \$22,808.40 annually or \$1,900.70/month. Using the Lease for the base calculations, the per square foot rate for the occupied RSF is: Shell Rent Amortized Cost per RSF - \$11.98. Per ABOA \$11.98, Operating Cost per RSF is \$ 8.28, Per ABOA \$ 8.28, with TI at \$7.22/RSF or \$7.22/USF. Total rate \$27.48 per RSF including TI or \$27.48 Per ABOA .

Using the Lease for the base calculations, the per square foot rate for the revised [redacted] space, is 2,132 RSF or 1,856 USF. The vacant space being \$15.71/RSF or \$33,493.72 annually or \$2,791.14/month. Shell Rent Amortized Cost per RSF - \$11.98. Per ABOA is \$14.52, Operating Cost per RSF, \$3.73, Per ABOA \$4.48, with no TI improvements. Total rate \$15.71 per RSF, \$19.00 Per ABOA . Years 1-5: \$56,302.12 annually or \$4,691.84/month.

The permanent Square footage is as follows.

[redacted] - 830 RSF

[redacted] 2,132 RSF (common area 386 square feet)

Total - 2.962 RSF (Total rent for years 6-10, \$50,309.52 annually or \$4,192.46/month, no remaining TI amortized)

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

BY

Richard O. Forty
(Signature)

President
(Title)

IN PRESENCE OF

Wesley [redacted]
(Signature)

150 Venture Dr Dover, NH 03820
(Address)

UNITED STATES OF AMERICA

BY

Michael [redacted]
(Signature)

Contracting Officer
(Official Title)