

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 1

July 13, 2011

TO LEASE NO.

GS-01-PEB - 04706 04757 GLL

ADDRESS OF PREMISES One Financial Plaza, 15th Floor, Providence, RI 02903-2448

Building No. RI7154

THIS AGREEMENT, made and entered into this date by and between

One Financial Holdings LLC

whose address is: c/o Meritage Properties LLC, 2 Overhill Road, Suite 425, Scarsdale, NY 10583-5323, hereinafter called the Lessor, and,

The **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended as follows:

1. Term. The space was accepted by the Government on December 14, 2010, and that date shall be the lease and rent Commencement Date. The lease shall expire on midnight, December 13, 2020, unless otherwise terminated in accordance with the lease terms.
2. Tenant Improvement Allowance (TIA), Added Expenses and Change Orders. A Notice To Proceed was issued on 10.6.10 in the amount of \$181,723.71. Four (4) change orders for additional work were approved in the amount of \$5,759.52. AE fee added expenses totaled \$1,944.08. The total cost of the build out is \$189,427.31. The general improvement allowance of \$77,417.73 shall be amortized as stated in the lease and is already included in the rent payment in paragraph 3, below. The balance of the total cost of build out less the general TI allowance, or, \$112,009.58, shall be paid to Lessor by lump sum invoice as follows: Invoice approval shall be accomplished by inspection and written acceptance of each invoice by the Contracting Officer. The Lessor shall send approved invoices directly to: General Services Administration, Greater Southwest Finance Center, FTS & PBS Payments Division (7BCP), 819 Taylor Street, PO Box 17181, Fort Worth, Texas 76102-0181 Tel. 819.978.2408. Said invoice shall reference the following payment document number (PDN):
3. Annual Rent. The annual rent in the lease shall remain as stated in the lease:

12/14/2010 – 12/13/2012	\$6,325.83/month	\$75,910.00/year
12/14/2012 – 12/13/2017	\$6,943.17/month	\$83,318.00/year
12/14/2017 – 12/13/2020	\$6,611.82/month	\$79,341.84/year.

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: One Financial Holdings LLC

BY

Arthur DellaSalla

(Signature)

Vice President

IN PRESENCE OF

Natalie Marselli
(Signature)

Loverhill Rd, Suite 425, Scarsdale, NY
(Address) 10583

LESSEE: UNITED STATES OF AMERICA

BY GENERAL SERVICES ADMINISTRATION

BY

George E. Welch
George E. Welch

Contracting Officer

(Official Title)