

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. LVT04607	DATE AUG 18 2011	PAGE 1 of 1
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ADDRESS OF PREMISES
2nd Floor, 2 South Main Street, Rutland, VT 05701-4152 – GSA Building Number: VT8121

THIS AGREEMENT, made and entered into this date by and between CREDIT UNION OF VERMONT

whose address is c/o Brian Fogg, CEO
6 South Main Street
Rutland, VT 05701

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 increase the Operating Rent by \$3,510.48 for increase in Janitorial Services.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 25, 2011, as follows:

1. INCREASE IN OPERATING COSTS: To Amend Paragraph 10 of the SF-2 of the Lease by striking "the base rate for the cost of services (hereinafter, the "Operating Rent Base") shall be \$16,562.88 per year" and inserting "the base rate for the cost of services (hereinafter, the "Operating Rent Base") shall be \$20,073.36 per year."

2. RENT: To change the Annual Rent effective April 25, 2011, by striking a portion of Paragraph 4 of the SF2 which starts "Years 1 through 10" and ends "\$6,762.17, and "Years 11 through 15" and ends with \$6,999.56" and substituting the following therefore:

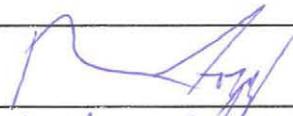
"Years 1 through 10: Annual rent of \$84,656.47, calculated at Shell Rent of \$50,165.71, Operating Cost Base of \$20,073.36 and Tenant Improvement Rent of \$14,417.40, and payable at the rate of \$7,054.71 per month..."

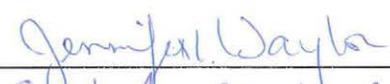
"Years 11 through 15: Annual rent of \$87,505.15, calculated at Shell Rent of \$67,431.79, an Operating Cost Base of \$20,073.36 payable at a rate of \$7,292.09 per month..."

3. TENANT IMPROVEMENT ALLOWANCE OVERAGE is currently being negotiated as a lump sum payment and/or as an increase in the Tenant Improvement Rent with a future Supplemental Lease Agreement to this lease.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FORCE AND EFFECT.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Brian L. Fogg, CEO
ADDRESS 6 South Main Street, Rutland, VT 05701	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Jennifer L. Taylor, COO
ADDRESS 6 South Main Street, Rutland, VT 05701	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER MARK SHINTO
	OFFICIAL TITLE OF SIGNER LEASING CONTRACTING OFFICER