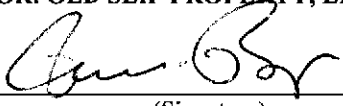
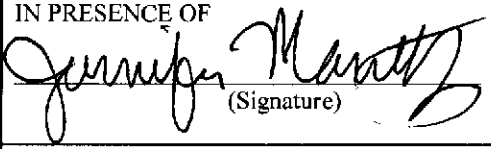
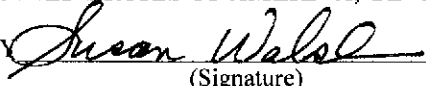


<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>SUPPLEMENTAL AGREEMENT NO. 1</b>	<b>DATE</b> <u>5/17/2011</u>
<b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>TO LEASE NO. GS-02B-23759</b>	
ADDRESS OF PREMISES: 32 Old Slip, New York, New York 10005-3500		
<p><b>THIS AGREEMENT</b>, made and entered into this date by and between <b>OLD SLIP PROPERTY, LLC</b></p> <p>Whose address is:   c/o Beacon Capital Partners                                    200 State Street, 5<sup>th</sup> Floor                                    Boston, MA 02109-2605</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p><b>WHEREAS</b>, the parties hereto desire to amend the above Lease.</p> <p><b>NOW THEREFORE</b>, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p> <p style="text-align: center; margin-top: 20px;"><i>See Attached</i></p> <p><b>IN WITNESS WHEREOF</b>, the parties subscribed their names as of the above date.</p> <p><b>LESSOR: OLD SLIP PROPERTY, LLC</b></p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY <u></u>            (Signature)</p> <p>IN PRESENCE OF <u></u>            (Signature)</p> </div> <div style="width: 45%;"> <p><u>Phil J. Brannen Jr. Managing Director</u>            (Title)</p> <p><u>c/o Beacon Capital Partners</u>  <u>200 State St Boston MA 02109</u>            (Address)</p> </div> </div> <p><b>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION</b></p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY <u></u>            (Signature)</p> </div> <div style="width: 45%;"> <p>_____            Contracting Officer            (Official Title)</p> </div> </div>		

**SUPPLEMENTAL LEASE AGREEMENT NO. 1**

**GS-02B-23759**

**32 Old Slip, New York, New York 10005-3500**

1. As per Paragraph 8 of the Lease, the Government hereby deems the space to be substantially complete effective May 6, 2011. Accordingly, the term of this lease shall commence on May 6, 2011 and continue through May 5, 2021, subject to the termination right set forth in Paragraph 9 of the Lease. Rent shall be payable in accordance with Paragraphs 11 and 12 of the Lease.
2. The Government hereby agrees to pay the Lessor \$2,196.00 for the change-order costs associated with the tenant-improvement work set forth in this Lease. Upon the Lessor's submission of a proper invoice to the Government, the Government shall reimburse the Lessor a one-time, lump-sum payment of **\$2,196.00**.

The Lessor agrees that the invoice referenced above shall be printed on the same letterhead as the payee named in this Lease and shall reference the PDN number PS0020323. The invoice(s) shall be sent to:

General Services Administration  
Finance Division  
819 Taylor Street  
Forth Worth, Texas 76102-0181

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer.

3. Except as modified by this Supplemental Lease Agreement, all other terms and conditions of the Lease shall remain in full force and effect, and in the event that any terms and conditions of this Supplemental Lease Agreement conflict with any terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this Supplemental Lease Agreement shall govern and control.

PS  
S.W.