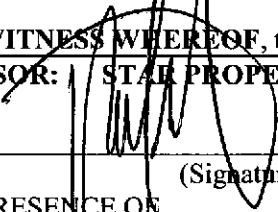

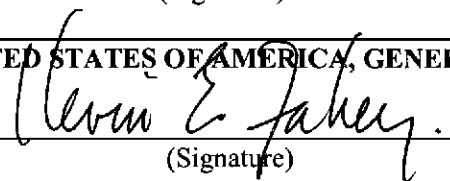


<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>SUPPLEMENTAL AGREEMENT</b>	<b>DATE:</b>
<b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>NO. 1</b>	<b>5/2/10</b>
<b>TO LEASE NO. GS-02B-23561</b>		
<b>ADDRESS OF PREMISES: 2 Court Street, Binghamton, New York, 13901</b>		
<b>THIS AGREEMENT, made and entered into this date by and between STAR PROPERTIES OF BINGHAMTON, LLC</b>		
whose address is: 112 State Street Binghamton, New York, 13901		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
<b>WHEREAS</b> , the parties hereto desire to amend the subject Lease to provide for additional building shell alterations, to increase the annual rent to include the cost of the additional building shell alterations and the additional commissions earned.		
<b>NOW THEREFORE</b> , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:		
<b>SEE ATTACHED</b>		
All other terms and conditions of the Lease shall remain in force and in effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
<b>LESSOR: STAR PROPERTIES OF BINGHAMTON, LLC</b>		
BY		Agent
	(Signature)	(Title)
IN PRESENCE OF		
		122 State St Binghamton, NY 13901
	(Signature)	(Address)
<b>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION</b>		
BY		Contracting Officer
	(Signature)	(Official Title)

GSA form 276 (REV 11/93)

1. The Lessor shall completely remove all asbestos-containing materials (ACM) from the Leased space as defined in and in accordance with Paragraph 8.6 of the Lease. This shall include the removal of previously encapsulated asbestos containing materials and any other asbestos containing materials in the Leased space. The amount of \$250,000.00, which reflects the agreed upon total cost to the Government for removal of the asbestos containing materials, shall be amortized in the shell rental over years 1 through 5 at a rate of 7%. Any additional costs above the \$250,000.00, associated with the complete removal of asbestos containing materials, shall be borne by the Lessor.

2. Paragraph 12 of the Rider is amended to read:

The annual rental amount for years 1 through 5 is \$463,984.00 per annum (\$38,665.33 per month) (\$30.85/\$33.46) subject to annual operating cost escalations as specified in Paragraph 3.6 of this Lease. This annual rent includes the maximum tenant improvement allowance (TIA) of \$560,146.00 amortized over years 1 through 5 at a rate of 7.00% for a total tenant improvement rental of \$133,104.00 (\$8.85rsf/\$9.60usf) per annum.

3. Paragraph 14 of the Rider is amended to read:

Studley, Inc. ("Studley") is the authorized real estate broker representing the Government in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with Paragraph 1.13, "Broker Commission and Commission Credit", the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay Studley, Inc., 300 Park Avenue, Third Floor, New York, NY 10022, the Commission less the Commission Credit, less [REDACTED] of Commissions already paid in connection with the original Basic Lease Contract, in the amount of [REDACTED] within 30 days following execution of this SLA #1 by the Government.

The shell rental portion of the annual rental payments (\$15.96 per RSF x 15,040 RSF = \$240,038.40 or \$20,003.20 per month) due and owing under Paragraph 12 of this Rider shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue throughout the fourth month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

First Month's Rental Payment \$38,665.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$38,665.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$38,665.33 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

4. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.