



Supplemental Lease Agreement Number 2

Lease Number:	LMA04585	Date:	
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10th Floor, 1441 Main Street, Springfield, MA

THIS AGREEMENT, made and entered into this date by and between SIS Center, Inc. whose address is 1441 Main Street, Springfield, MA 01103

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 start the Shell and Operating Rent (including the off-site parking) effective March 1, 2010. A future SLA will be issued to reconcile the Tenant Improvement Costs at substantial completion.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1, 2010 as follows:

- 1) TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on **March 1, 2010** (rent commencement date) through **February 28, 2020**, subject to termination rights as may be hereinafter set forth.
- 2) To amend Paragraph 4 of this lease for a partial rent commencement for shell and operating expenses only by striking "Years 1 through 5: Annual rent of \$392,101.00 payable at the rate of \$32,675.08 per month, in arrears;" and substituting the following:
 "Years 1 through 5: Annual Rent of \$130,766.84, payable at the rate of \$10,897.24 per month, in arrears;"
- 3) To further acknowledge that a Supplemental Lease Agreement (SLA) will be established to reconcile the Tenant Improvement Allowance retroactively to the effective date of rent commencement and confirm said rental adjustment to include amortization of Tenant Improvement Allowance as referenced in Paragraph 19 Tenant Improvement Allowance per the lease.

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, SIS Center, Inc.

By _____ (Signature) _____ (Title)

In Presence of
 _____ (Signature) _____ (Address)

United States Of America, General Services Administration, Public Buildings Service.

_____ (Signature) _____ (Official Title)

CANCELLED 4-16-2010