

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. LMA04585	DATE 4/15/10	PAGE 1 of 2
ADDRESS OF PREMISES 10th Floor, 1441 Main Street, Springfield, MA 01103			

THIS AGREEMENT, made and entered into this date by and between SIS CENTER, INC

whose address is c/o Colebrook Realty Services, Inc
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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 22, 2010, as follows:

- I. The Lessor shall provide all labor, materials, supervision and equipment unless otherwise confirmed in writing from Contracting Officer to accomplish the scope of work for 10th Floor, 1441 Main Street, Springfield, MA for the [redacted] Springfield Field Office in accordance with the drawing entitled "Tenth Floor Renovation, 1441 Main Street, Springfield, Massachusetts" dated February 15, 2010, and in accordance with Colebrook's final Bid Summary dated December 30, 2009 Revised March 3, 2010 in the amount of \$777,377.96. In separate correspondence dated March 22, 2010, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$777,377.96. The total costs for the tenant improvement Allowance is \$488,716.15. The Government hereby orders the balance of \$288,661.81.
- II. The additional \$288,661.81 will be funded by the following Reimbursable Work Authorization(s) (herein referred to as "RWA"):
 - RWA # A1047635 @ \$288,661.81.
- III. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$288,661.81, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

LESSOR	
SIGNATURE [redacted]	NAME OF SIGNER Gerry Guidice
ADDRESS [redacted]	

IN PRESENCE OF	
SIGNATURE [redacted]	NAME OF SIGNER Julie Amendola
ADDRESS [redacted]	

UNITED STATES OF AMERICA	
SIGNATURE [redacted]	NAME OF SIGNER MICHAEL STROBEL
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Michael Strobel GSA CONTRACTING OFFICER
10 Causeway Street, 10th Floor
Boston, MA 02222

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # (will be assigned at full execution of the SLA)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IV. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit C (1 pages).

V. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR &  GOVT

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