

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
8/2/10

TO LEASE NO.
GS-01B-LMA04713

ADDRESS OF PREMISES 10 Fawcett Street, Cambridge, MA 02138

THIS AGREEMENT, made and entered into this date by and between

Fawcett Street Holdings, LLC whose address is:
c/o Synergy
115 Broad Street, 4th Floor, Boston, MA 02110

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 establish the amount of Square Footage, the lease commencement and the lease expiration dates, to establish the rental payment amount based on the amount of Tenant Improvement dollars used.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

1. The parties hereby stipulate and agree that the leased premises consists of 14,664 Rentable Square Feet (yielding 12,364 BOASF) on the first floor in the building located at 10 Fawcett Street, Cambridge, MA 02138.
2. The term of this lease shall commence on July 30, 2010 and expire on July 29, 2020. The Government can terminate this lease effective any time on or after the end of seventh (7th) year of the lease term, by giving 120 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination.
3. The total cost of the Tenant Improvement construction which will be amortized into the rental payments is \$572,329.56. This cost will be amortized over the seven (7) year firm term at an interest rate of eight (8) percent in annual amounts of \$107,045.41
4. The Government shall pay the Lessor revised total annual rent, inclusive of the foregoing tenant improvement amortization, in the amount of \$657,985.41 at the rate of \$54,832.12 per month in arrears. Further broken down as follows:
Shell annual rent - \$425,940
Operating costs Base and Annual rental - \$125,000 CPI escalations will apply
TI annual rent - \$107,045.41
Rent for a lesser period shall be prorated. Rent checks shall be made payable to Fawcett Street Holdings, LLC, 115 Broad Street, 4th Floor, Boston, MA 02110 in accordance with the provision on electronic payment of funds.

All other terms and conditions of the lease shall remain in full force and effect.
IN WITNESS WHERE OF, the parties subscribed their names as of the above date.

LESSOR

BY

IN PRESE

Manager
(Title)

115 BROAD STREET, BOSTON, MA
(Address)

UN

ES ADMINISTRATION

Contracting Officer
(Official Title)