

**General Services Administration  
Supplemental Lease Agreement  
Number 1**

**Lease Number:** LMA04793 **Address of Premises:** 151 Warren Street Lowell MA 01852

**THIS AGREEMENT**, made and entered into this date by and between American Stonehenge Realty Trust whose address is: 10 George Street Suite 10 Lowell, MA 01852 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 Annual Rent and establish a lease and rent commencement date.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 1, 2011 as follows:

A. As per Paragraph 2 of the Standard Form 2 of the lease, "the lease "Commencement Date" is hereby established as January 2, 2011 and shall continue through January 1, 2021, unless further extended or terminated sooner as provided herein or as may be allowed at law or in equity (the "Lease Term"). This is subject to a Termination Right and a Renewal Option as agreed to within this lease.

B. Paragraph 5 of the Standard Form 2 of the lease is amended by deleting the paragraph in its entirety and substituting, in lieu thereof, the following:

5. **THE GOVERNMENT SHALL PAY** to the Lessor, commencing on the "Commencement Date" and in accordance with Paragraph 20 of the General Clauses of the Lease, rent as follows:

Years 1 through 4: Annual rent of \$379,802 calculated at \$34.13 per BOASF (\$28.92 per RSF) and payable at the rate of \$31,650.17 per month in arrears.

Years 5 through 7: Annual rent of \$411,042 calculated at \$36.94 per BOASF (\$31.30 per RSF) and payable at the rate of \$34,253.50 per month in arrears.

Years 8 through 10: Annual rent of \$421,906 calculated at \$37.91 per BOASF (\$32.13 per RSF) and payable at the rate of \$35,158.83 per month in arrears

All rents payable under this lease shall be made via Electronic Funds Transfer to:  
American Stonehenge Realty Trust 10 George Street, Suite 210 Lowell, MA 01852

Rent for a lesser period shall be prorated on a per diem basis. The Government shall have the nonexclusive right to use twenty three (23) onsite parking spaces in common with the other tenants' visitors at no additional charge. One space shall be marked "Reserved - For Government Use Only".

C. It is agreed by and between the Lessor and the Government that all requirements for Tenant Improvements required under this Lease shall be formalized in a subsequent Supplemental Lease Agreement (SLA). In any event, all Tenant Improvements shall be completed no later than June 30, 2011, unless completed earlier or changed by written agreement by and between the Lessor and the Government.

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.

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[Redacted Signature]

[Redacted Signature]

Trustee  
(Title)

10 George St., Lowell, MA 01852  
(Address)

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

[Redacted Signature]

Contracting Officer 2/14/2011  
(Official Title)