

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LME04712	DATE 12/8/10	PAGE 1 of 2
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ADDRESS OF PREMISES
304 Hancock Street, Bangor, ME 04401

THIS AGREEMENT, made and entered into this date by and between B & L Properties, LLC
Whose address is: 28 Druillette Street
Old Town, ME 04468

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 provide a list of Fire Protection and Life Safety Issues that require corrections or clarifications.

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

Lessor shall ensure and provide as necessary at Lessor's expense, all Fire and Life Safety improvements of this SFO to ensure that the building meets all applicable local and national codes, including NFPA 101 within 90 days of execution of this SLA. Without limiting the foregoing, Lessor agrees to make improvements specified as part of the Lessor completed Form 12000 – Fire Protection and Life Safety Report and the subsequent review by GSA's CFPE, including the following:

Finding #1:

The fire sprinkler annual inspection report from Maine Fire Protection System notes in Section 3 that there is no hydraulic plate provided on the fire sprinkler system. The static and residual pressures are not legible on the report. Verification should be made to demonstrate that the available water supply can adequately satisfy the fire sprinkler system design.

Recommendation: Lessor shall provide a legible report with the appropriate static and residual pressures that prove that adequate water supply exists to satisfy the fire sprinkler design.

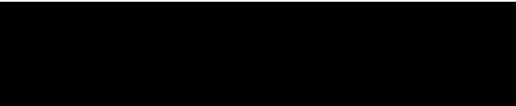
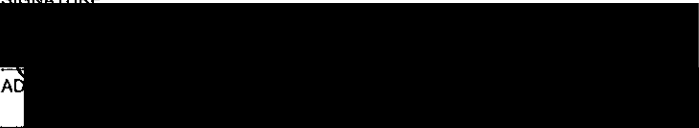
Finding #2:

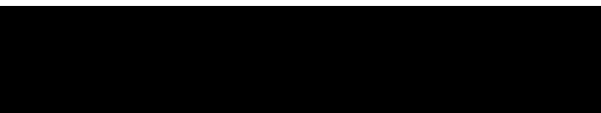
Form 12000 in the section on automatic fire sprinklers notes that the fire sprinkler system is supervised in accordance with NFPA 13. The fire sprinkler annual inspection report from Maine Fire Protection System notes in Section 7 that the supervisory alarms are not applicable. Verification shall be made as to the applicable supervision of the fire sprinkler system as the GSA lease provisions require electrical supervision of all controlling valves.

Recommendation: Lessor shall provide for electrical supervision of all controlling valves. A plan shall be submitted showing the proposed completion date of this task.

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

LESSOR	
	NAME OF SIGNER Bernard LaBrce
ADDRESS 28 Druillette Street Old Town, Me 04468	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Mary Ellen E. McAllister-Wallace

UNITED STATES OF AMERICA	
	NAME OF SIGNER Thomas J. M. Whitehouse
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Finding #3:

It is noted that fire extinguishers are installed in the facility on Form 1200. In accordance with SFO Section 24 B, inspection reports per NFPA 10 should be obtained to verify annual inspections and maintenance are performed.

Recommendation: Lessor shall provide GSA with annual inspection reports and all applicable maintenance logs when requested.

Finding #4:

Obtain a copy of the inspection reports related to the testing of the emergency lighting and exit signage as noted in NFPA 101, Section 7.9.3 and 7.10.9 respectfully for compliance with SFO Section 25 B.

Recommendation: Lessor shall provide GSA with annual inspection reports and all applicable maintenance logs when requested.

Finding #5:

Form 1200 in section on building construction type indicates that this facility is classified as fire resistive. This classification would lead a person to assume that the building floor and supporting elements would have a given fire resistance rating in hours. Fire resistance is defined as that property of materials or their assemblies which prevent or retards the passage of excessive heat, hot gases or flames under condition of use (IBC definition). In reviewing aerial and side views from available websites it appears that this classification of the building may not be applicable as it appears the structure is a combination of exterior brick and wood siding for a portion. Verification of the type of building construction as being fire resistive should be performed.

Recommendation: Lessor shall review this classification question and provide a response.

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

INITIALS: BLL & [Signature]
LESSOR GOVT