

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. LNH04612 DATE 17 MAR 10 PAGE 1 of 2

ADDRESS OF PREMISES
709 Ridgewood Road, Bedford, NH 03110

THIS AGREEMENT, made and entered into this date by and between Van Sullwood Realty, LLC whose address is 21 Kilton Road Bedford, NH 03110

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 5 MARCH 2010 as follows:

- I. In separate correspondence dated ~~23 February 2010~~ 5 MARCH 2010, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$681,449.76. The total costs for tenant improvements in the lease are \$681,449.76 The Government hereby orders the balance of \$718,550.24.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$718,550.24, 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

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

SIGNATURE [Redacted] LLC NAME OF SIGNER JOHN O SULLIVAN JR
MANAGER

ADDRESS 21 KILTON RD, BEDFORD, NH 03110

IN PRESENCE OF SIGNATURE [Redacted] NAME OF SIGNER JANEY E. CORMIER

ADDRESS [Redacted]

UNITED STATES OF AMERICA SIGNATURE [Redacted] NAME OF SIGNER THOMAS J. McNAUGHTON
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: Thomas J. McNaughton
10 Causeway Street, RM 900
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 # PS0016859.

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

III. The Government-approved construction drawings dated 23 April 2009 which formed the basis for the tenant improvement costs are hereby incorporated into the lease.

IV. 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.