

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01 TO LEASE NO. GS-01B-04680 DATE **NOV 10 2010** PAGE 1 of 2

ADDRESS OF PREMISES 15 Constitution Drive, Bedford, NH 03110 **PDN# PS0018965**

THIS AGREEMENT, made and entered into this date by and between Independence Equity Partners, LLC

whose address is: c/o Aegean Capital, LLC
150 E. 58th Street
Suite 2000
New York, NY 10155

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 October, 28, 2010 as follows:

- I. In separate correspondence dated 10/28/2010, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$412,004. The tenant improvements exceed the tenant improvement allowance by \$ 173,289.14 The Government hereby orders the balance of \$ 173,289.14.
- II. Upon substantial completion and acceptance of the demised premises by the Government, the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$ 173,289.14 which shall be due upon receipt of an original invoice submitted 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

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

General Services Administration - Public Buildings Service
Attn: Mark Shinto, Contracting Officer
10 Causeway Street, 10th Floor
Boston, MA 02222

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[Redacted Signature] NAME OF SIGNER
INDEPENDENCE EQUITY PARTNERS, LLC
By: AEGEAN CAPITAL LLC, its manager
Constantine Alexacos, Manager

IN PRESENCE OF
SIGNATURE [Redacted] NAME OF SIGNER
HOWARD RICH
ADDRESS **same as above**

UNITED STATES OF AMERICA
SIGNATURE [Redacted] NAME OF SIGNER
Michael Stebbins
OFFICIAL TITLE OF SIGNER
Contracting Officer

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 # *PS0018965*

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-accepted construction drawings prepared by S.P.A.C.E and dated July 21, 2010 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 & GOV'T