

**Supplemental Lease Agreement  
Number 6**

**MAY 24 2012**

**Lease Number:** GS-01B-04680

**Date:**

15 Constitution Drive, Bedford, NH 03110 – Building Number: NH6121 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. 58<sup>th</sup> Street, Suite 2000, New York, New York 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 April 2, 2012 as follows:

I. In a separate correspondence dated 10/28/2010, the Government ordered Tenant Improvements in the amount of \$412,004. In SLA#1, the Tenant Improvements exceeded Tenant Improvement Allowance by \$173,289.14. In SLA#4, the Government ordered Change Orders 1 through 10 that exceeded the Tenant Improvement Allowance of \$412,004 by the amount of \$12,843.08. In SLA#5, the Government ordered HVAC Zone Dampers, Antenna Stand, prep and paint, and associated GC fees that exceeded the Tenant Improvement Allowance of \$412,004 by the amount of \$11,196.00. the Government further orders the relocation of Tstat from Room 200 to Room 203, patch and paint of the wall at the removal point of the Tstat in Room 200, and associated GC fees that exceed the Tenant Improvement Allowance of \$412,004 by the amount of \$1,500.00.

II. Upon substantial completion and acceptance of the Tstat Relocation by the Government, the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$1,500.00 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  
Attn: Mark Shinto, Lease Contracting Officer  
10 Causeway Street, Room 1010, 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# PS 001 8965

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

III. The Lessor hereby waives restoration as a result of all improvements.

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.

Lessee

[Redacted]

By

Director of Property Management  
(Title)

In

[Redacted]

[Redacted] [Redacted] [Redacted]

(Signature)

(Address)

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

[Redacted]

LEASE CONTRACTING OFFICER

(Signature)

(Official Title)