

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 7/24/2012
	TO LEASE NO. LEASE NO. GS-02B-23980	

ADDRESS OF PREMISES: 19-10 Hazen Street, East Elmhurst, NY 11370

THIS AGREEMENT, made and entered into this date by and between Hazen LLC whose address is: 19-10 Hazen Street, East Elmhurst, NY 11370

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

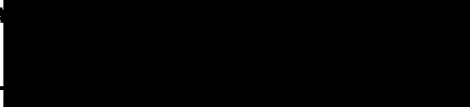
WHEREAS, the parties hereto agree to supplement the above Lease.

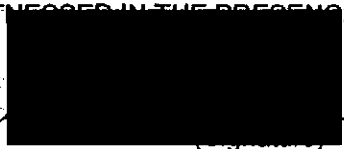

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows:

- 1.) To accept the tenant improvements per the RLP as completed and;
- 2.) establish the Commencement Date of the lease rental payments;
- 3.) all other terms and conditions are in full force and effect.

See Page 2.

IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.

BY: Hazen LLC  (Signature)
 LESSOR (Title)
 SANDRA MOODHE (Title)
 Notary Public, State of New York
 No. 01MO6090655
 Qualified in Queens County
 Commission Expires April 21, 2015
 SANDRO CVECICH (Printed Name)
 No T. (X)

WITNESSED IN THE PRESENCE OF
 (X)  (Signature)
 (X) 19-10 Hazen Street (Address)
 (X)  (Printed Name)
 (X) East Elmhurst, N.Y. 11370 (City, State, Zip)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION
 BY  CONTRACTING OFFICER (Official Title)

Supplemental Lease Agreement # 1
Hazen LLC
19-10 Hazen Street, East Elmhurst, NY 11370

LEASE NO. GS-02B-23980

1.) The tenant improvements have been substantially completed and the government accepts the leased space on July 11, 2012.

2.) The commencement date of the rental shall be **July 11, 2012** and shall expire on **July 10, 2022**. The government may terminate this lease in whole or in part effective any time after the **fifth (5) year** of the lease giving at least **sixty (60) days** prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

3.) The office space square footage shall be **6,848 rentable square feet yielding 6,848 ANSIBOMA Office Area (ABOA)** located on the ground floor(s) and known as Suite(s) "Space C", of the Building.

4.) The Government shall pay the Lessor annual rent as follows: (In accordance with Lease **NO. GS-02B-23980 Paragraph 1.03 Rent and Other Consideration**).

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$115,868.16	\$16.92	\$136,617.76	\$19.95
Tenant Improvements Rental Rate*	\$ 16,640.64	\$ 2.43	\$ 0	\$ 0
Operating Costs*	\$ 20,817.92	\$ 3.04	\$ 20,817.92	\$3.04
Building Specific Security Costs	\$0	\$0	\$ 0	\$0
Full Service Rate	\$153,326.72	\$22.39	\$157,435.52	\$22.99

*The Tenant Improvements Allowance is amortized at a rate of 6% per annum for five (5) years.

5.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials _____

Lessor Initials: S.C.