

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. LRI04614	DATE 6/3/11	PAGE 1 of 1
ADDRESS OF PREMISES West Bay Office Park, located at 30-60 Quaker Lane, Warwick, RI 02886-0111			

THIS AGREEMENT, made and entered into this date by and between Baltic Quaker, LLC

whose address is: 2180 Mendon Road, Suite 11, Cumberland, RI 02864-3825

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Supplemental Lease Agreement No.1 hereby serves as Notice to Proceed for the Lessor to commence construction of the Tenant Improvements based on the drawings submitted for permits dated 4/13/2011 prepared by David Hanrahan Associates, Inc. including sheets AO, A1, A2, A3, A4 hereby incorporated into the lease as Exhibit A (5 pages).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 25, 2011 as follows:

1. On June 26, 2009, the Government executed a contract to lease space at West Bay Office Park, located at 30-60 Quaker Lane, Warwick, RI 02886-0111 to Baltic Quaker, LLC under the terms and conditions of Lease LRI04614. The Tenant Improvements Prior to the Government's Initial Acceptance of Space paragraph in the Solicitation for Offers (SFO) attached to and forming a part of this lease required you to submit a proposal based on adequate competition for the Tenant Improvement (TI) costs associated with this lease. The lease allowed you to submit this information instead of cost and pricing data.
2. Based on this contract requirement, we have reviewed your TI costs and determined that they are fair and reasonable. This SLA represents your Notice to Proceed (NTP) with the construction of the Tenant Improvements in the amount of \$328,638.17 hereby incorporated into the lease as Exhibit B (7 pages). The lease requires completion of the construction no later than 120 working days after receiving the Notice to Proceed from the Government. Since the TI allowance \$344,162.39 in the lease is more than the above NTP amount, the rental rate will be adjusted downward in accordance with other provisions of the lease upon completion, inspection, and acceptance of the space by the Contracting Officer.

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

to have hereunto subscribed their names as of the date first above written.

**LESSOR** Baltic Quaker, LLC

NAME OF SIGNER

*Terese A. Schmitt*

*Phell, Cumberland, RI 02864*

IN PRESENCE OF

NAME OF SIGNER

*Holly Bradley*

UNITED STATES OF AMERICA

NAME OF SIGNER

*Richard F Reynolds*

OFFICIAL TITLE OF SIGNER

*Contracting Officer*