

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LVT04810	DATE 4/24/12	PAGE 1 of 1
---------------------------------------	--------------------------	-----------------	----------------

ADDRESS OF PREMISES
128 Lakeside Avenue, Burlington, VT 05401

THIS AGREEMENT, made and entered into this date by and between FORTIETH BURLINGTON LLC

whose address is C/O LEWISTON TWO, LLC
67 LEWISTON ROAD
GROSSE POINT FARMS, MI 48236

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 increase the square footage, the common area factor, the rent, the commission and commission credit, the TI allowance, the percent of Government occupancy and the operating costs of the Lease.

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

1. The square footage in Section 1 of 11,000 ANSI/BOMA Square Feet and 12,320 Rentable Square Feet is hereby deleted and replaced with 11,363 ANSI/BOMA Square Feet and 12,997 Rentable Square Feet.
2. The common area factor in Section 1 of 12.00% is hereby deleted and replaced with 14.38%.
3. The rent in Section 4 of \$259,952.00 annual rent at the rate of \$21,662.67 per month for Years One through Five and \$223,608.00 annual rent at the rate of \$18,634.00 per month for Years Six through Ten is hereby deleted and replaced with \$272,729.90 annual rent at the rate of \$22,727.49 per month for Years One through Five and \$235,895.55 annual rent at the rate of \$19,657.96 per month for Years Six through Ten.

Continued on page 2.

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

LESSOR Fortieth Burlington, LLC by Lewiston Two, LLC.

SIGNATURE		NAME OF SIGNER Charles M. Bayer, Jr.
-----------	---	---

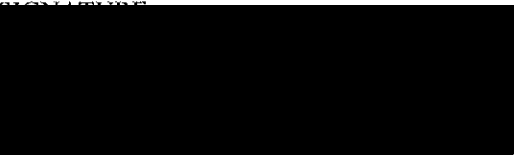
ADDRESS 67 

IN PRESENCE OF Svetlana Velickovich

SIGNATURE		NAME OF SIGNER Svetlana Velickovich
-----------	---	--

ADDRESS 

UNITED STATES OF AMERICA

	NAME OF SIGNER Thomas McNaughton
	OFFICIAL TITLE OF SIGNER Leasing Contracting Officer
	GSA FORM 276 (REV. 8/2006)

Previous edition is not usable

5. Section 5 is deleted in its entirety and replaced with the following:

COMMISSION AND COMMISSION CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term of the lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease, the Broker has agreed to forgo [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph. The total amount due the Broker is [REDACTED] ([REDACTED] payable upon lease execution, [REDACTED] payable upon lease commencement).

Notwithstanding Paragraph 4 of the Lease, the shell rental payments due and owing under this lease shall be reduced to fully capture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$22,727.49 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$22,727.49 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment of \$22,727.49 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment of \$22,727.49 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

6. The TI allowance in Section 9 of \$343,310.00 (\$31.21 x 11,000 USF) is hereby deleted and replaced with \$354,639.23.
7. The percent of Government Occupancy in Section 13 of 5.667% is hereby deleted and replaced with 5.979%.
8. The operating costs in Section 14 of \$71,210.00 is hereby deleted and replaced with \$75,122.66.

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

