

SUPPLEMENTAL LEASE AGREEMENT

9/10/12

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LVT04814	DATE <i>9/10/12</i>	PAGE 1 of 2
---------------------------------------	--------------------------	------------------------	----------------

ADDRESS OF PREMISES
1222 Putney Road, Brattleboro, VT 05304

Tom

THIS AGREEMENT, made and entered into this date by and between RIDGE VENTURES III, LP

whose address is 205 MAIN STREET
NEW LONDON, NH 03257

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

1. Paragraph 2 of the Lease, "Term", is hereby deleted in its entirety and the following is substituted in its place:

"To have and to hold the said Premises with their appurtenances for a term commencing on February 7, 2012 and continuing through to February 6, 2022, unless further extended or terminated sooner as provided herein or as may be allowed at law or in equity (the "Lease Term").

2. To amend Paragraph 4 of the Lease, to provide for a partial rent commencement consisting only of the Shell Rent and Operating Cost Base by striking "Years 1 through 5: Annual rent of \$45,435.29 payable at the rate of \$3,786.27 per month", and substituting herein the following:

"Years 1 through 5: Annual rent of \$36,717.48 payable at the rate of \$3,059.79 per month"

Continued on Page 2

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

LESSOR	<i>Ridge Ventures III, LP</i>	
--------	-------------------------------	--

SIGNATURE	[Redacted]	NAME OF SIGNER <i>Daniel H. Wolf</i>
-----------	------------	---

ADDRESS	<i>PO Box 177, 205 Main St, New London, NH 03257</i>	
---------	--	--

IN PRESENCE OF		
SIGNATURE	[Redacted]	NAME OF SIGNER <i>Tom E. McNaughton</i>

ADDRESS	[Redacted]	
---------	------------	--

UNITED STATES OF AMERICA		
SIGNATURE	[Redacted]	NAME OF SIGNER Thomas McNaughton

		OFFICIAL TITLE OF SIGNER Leasing Contracting Officer
--	--	---

AUTHORIZED FOR LOCAL REPRODUCTION
Previous edition is not usable

GSA FORM 276 (REV. 8/2006)

Supplemental Lease Agreement No. 1
Lease No. LVT04814

3. The Lessor and the Government acknowledge that a Broker Commission Credit is due to the Government pursuant to Paragraph 16 of the Lease. Said credit is not yet due and payable until the final Tenant Improvement Allowance has been reconciled and approved by the Government. Upon reconciliation, a Lease Amendment will be executed, setting forth the amount of the Broker Commission Credit actually due to the Government.

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

Initials:  & 
Lessor Gov't