

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-01B-04676	DATE 2/8/2011	PAGE 1 of 2
ADDRESS OF PREMISES 97 Barnes Road, Wallingford, CT, 06492-1885			

THIS AGREEMENT, made and entered into this date by and between 97 Barnes Road, LLC

whose address is: c/o Levey Miller Maretz Commercial Realtors
1768 Litchfield Turnpike
Woodbridge, CT 06525

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 establish the rent commencement date and reconcile the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 16, 2010, as follows:

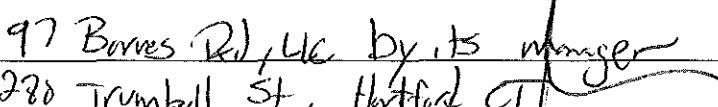
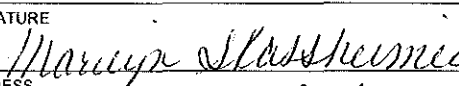

- I. The space is substantially complete and the rent commencement date is December 16, 2010. The lease term is for ten (10) years, five (5) years firm. GSA may terminate this lease in whole or in part after five (5) years on 120 days' written notice to the Lessor.
- II. In accordance with the Notice to Proceed date October 15, 2010 the Government elected to expend \$95,162.00 of the available \$115,241.56 in tenant improvement allowance (TIA) which was amortized into the rental rate at 8% over the five year firm term. There was a total of one Change Order for a total of \$1,356.74 making the total TIA used \$96,518.74. Per paragraph 3.3 of the SFO, "Tenant Improvements Rental Adjustment" the Government may return to the Lessor any unused portion of the Tenant Improvements Allowance in exchange for a decrease in rent according to the amortization rate over the firm term. Therefore the Government returns to the Lessor \$18,722.82 of the unamortized allowance resulting in a reduction in rent over the first five years.
- III. The Government-approved DID documents which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit 1 (1 page).
- IV. The Lessor hereby waives restoration as a result of all improvements.
- V. The adjusted full service rent shall be:

Years 1 through 5: Annual rent of \$80,795.16 payable at the rate of \$6,732.93 per month, in arrears.
Years 6 through 10: Annual rent of \$65,823.08 payable at the rate of \$5,485.26 per month, in arrears.

Rent for a lesser period shall be prorated on a per diem basis.

(Continued on second page)

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Lawrence Coassin
ADDRESS 97 Barnes Rd, LLC by its manager 280 Trumbull St, Hartford CT	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Marilyn Klassheimer
ADDRESS 1768 Litchfield Turnpike Woodbridge CT 06525	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Robert J. Reynolds
	OFFICIAL TITLE OF SIGNER Contracting Officer

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-01B-04676	DATE	PAGE 2 of 2
ADDRESS OF PREMISES 97 Barnes Road, Wallingford, CT, 06492-1885			

VI. In accordance with paragraph 2.2 of the SFO, Studley, Inc. ("Studley") was the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission was [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley agreed to forego [REDACTED] of the Commission that it was entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] to be paid upon lease commencement and the remaining [REDACTED] was paid to Studley, Inc upon lease execution.

The shell rental portion of the annual rental payments (\$6,732.93 per month) of this lease shall be reduced to fully recapture this Commission Credit. The total reduction in shell rent related to the commission credit is [REDACTED] and shall commence with the first month of the rental payment and continue through the third month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- First Month's Rental Payment of \$6,732.93 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.
- Second Month's Rental Payment of \$6,732.93 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.
- Third Month's Rental Payment of \$6,732.93 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.
- Fourth Month's Rental Payment of \$6,732.93 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

VII. In accordance with paragraph 4.4 of the SFO, the adjustment for vacant premises is hereby set as \$2.00 per BOASF.

VIII. Paragraph 4.9.A of the SFO is hereby amended to read: "The Lessor shall provide janitorial services for the leased space, public areas, entrances, and all other common areas and shall provide replacement of supplies. Lessor shall provide daytime cleaning during regular working hours."

All other terms and conditions remain in full force and effect.

