

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE
FEB 29 2012

NO. 2

TO LEASE NO.
GS- LNH04800

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES

171 Fair Street, Laconia, NH

THIS AGREEMENT, made and entered into this date and between

Beacon Mill, Inc

whose address is

150 Venture Drive, Dover, NH 03820-5913

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

WHEREAS, the parties hereto desire to amend the above

Lease for a period required to complete the permanent leased space. The commencement date is December 2, 2011 and continuing until the move into permanent space occurs. During this time the Agencies will occupy "Swing" space located on the first floor of 171 Fair Street, Laconia, NH.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective December 2, 2011, as follows:

The "Swing" space located on the first floor of 171 Fair Street, Laconia, NH will serve for an interim period while the permanent space, as referenced in the lease LNH04800 is completed. The "Swing" space is as referenced on Plan S and attached to SLA 1. This space will segue into the permanent space as indicated in Paragraph 1 of lease LNH04800, dated August 3, 2011.

The rental rate for the 3,396 RSF of "Swing" space is based on \$20.26/RSF or \$5,733.58/month.

The fit up of the space being \$15,457.42 to be paid as a lump sum payment, after completion of the renovations and occupancy of the "Swing" space. Using the Lease for the base calculations, the per square foot rate is:

Shell Rent Amortized Cost per RSF - \$11.98, Per ABOA \$14.30, Operating Cost / RSF - \$ 8.28 / ABOA \$ 9.54
Totals per RSF - \$20.26 / ABOA \$23.84

The measurements the Square footage is as follows:

644 USF	758 RSF:	Annual Rent \$15,357.08
2242 USF	2638 RSF:	Annual Rent \$53,445.88
Total 2886	3396 RSF:	Annual Rent \$68,802.96

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

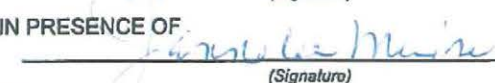
LESSOR

BY


(Signature)


(Title)

IN PRESENCE OF


(Signature)

(Address)

UNITED STATES OF AMERICA

BY


(Signature)


(Official Title)