

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. LNH04790	DATE 5/20/2011	PAGE 1 of 2
ADDRESS OF PREMISES 640 Marlboro Street, Keene, NH			

THIS AGREEMENT, made and entered into this date by and between KAREN B. CURRAN

whose address is



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 order tenant Improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, May 16, 2011, as follows:

TENANT IMPROVEMENT ALLOWANCE: The new tenant improvement allowance per ABOA (useable) square foot has been amended to \$54.989760 per ABOA square foot. Based on the agreed to ABOA square foot amount for the project of 4,690 square feet and the escalated tenant improvement allowance per ABOA SF, the new Tenant Improvement cost to be amortized is \$257,901.97. The remaining \$144,000.93 of the total Tenant Improvement cost will be paid in lump sum.

The Lessor shall provide all labor, materials, supervision and equipment to accomplish the scope of work as provided in the final construction documents dated 4-4-11 for the tenant improvement build out of 640 Marlboro Street, Keene, NH. In separate correspondence dated May 16, 2011, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$401,902.90, of which \$257,901.97 will be amortized in the rent at a rate of 5.75%, upon rent commencement. After receipt of an original invoice remaining balance of \$144,000.93 will be paid by lump sum upon completion, inspection, and acceptance of the space.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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LESSOR

SIGNATURE <i>Karen B. Curran</i>	NAME OF SIGNER KAREN CURRAN
ADDRESS [Redacted]	

IN PRESENCE OF

SIGNATURE <i>Philip L. Sears</i>	NAME OF SIGNER PHILIP L. SEARS
ADDRESS [Redacted]	

UNITED STATES OF AMERICA

SIGNATURE <i>Steven M. Smith</i>	NAME OF SIGNER Lori Melchin
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Lori Melchin
Leasing Contracting Officer
10 Causeway Street, 10th Floor
Boston, MA 02222

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- I. The Lessor hereby waives restoration as a result of all improvements.

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

INITIALS: KAC & SMJ
LESSOR GOVT