

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. LVT04569	DATE 9/15/10	PAGE 1 of 2
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ADDRESS OF PREMISES 373 Citizens Road, Newport, VT 05855

THIS AGREEMENT, made and entered into this date by and between Scott-Spates Property Management LLC whose address is:

619 Goodall Road  
Derby Line, VT 05830-8874

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective \_\_\_\_\_, as follows:

I. In separate correspondence dated 2 September 2010, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$ 917,597.03. The total costs for the tenant improvements in the lease are \$2,727,218.57. The Government hereby orders the balance of \$ 1,809,621.54.

II. Construction of Tenant Improvements will be completed no later than 11 November 2010.

II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$ 1,809,621.54, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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

GSA, Greater Southwest Finance Center (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

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

LESSOR

SIGNATURE

NAME OF SIGNER

GRANT SPATES

ADDRESS

619 Goodall Road Derby Line VT 05830

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

CAROLE POULIOT

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Thomas J. McLaughlin  
OFFICIAL TITLE OF SIGNER Contracting Officer

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

Thomas J. McNaughton  
Leasing Contracting Officer  
Real Estate Acquisition Div-Leasing Branch  
Public Building Service  
New England Region  
U.S. General Services Administration  
10 Causeway Street, Room 900  
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 # PS0018406

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

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

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

Initials: Jm & K  
GOV'T Lessor