

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 03	TO LEASE NO. GS-01B-04679	DATE 11/10/2010	PAGE 1 of 2
--	------------------------------	--------------------	----------------

ADDRESS OF PREMISES
59 Lowe's Way, Lowell, MA *PDN# PS 0018007*

THIS AGREEMENT, made and entered into this date by and between Connector Park Holding, LLC

whose address is c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462

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 November 10, 2010 as follows:

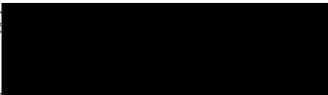


- I. In separate correspondence dated 7/15/2010, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$413,591. The tenant improvements exceeded the tenant improvement allowance by \$237,124.43. The Government ordered the balance of \$237,124.43. RWA Number A0862154 not to exceed \$230,232.45. Modification to RWA number A0862154 for \$6,891.98 at TI Reconciliation, if applicable.
- II. Additional work was directed by the Government increasing the Total Cost of tenant improvements to \$ 423,180. At TI Reconciliation, the tenant improvements exceeded the tenant improvement allowance by \$ 246,713.70. RWA Number A0862154 not to exceed \$230,232.45. Modification to RWA number A0862154 to \$ 16,480.25 is applicable.
- III. Upon substantial completion and acceptance of the demised premises by the Government, the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$246,713.70 which shall be due upon receipt of an original invoice submitted 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:

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

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

General Services Administration Public Buildings Service
Attn: Michael Strobel, Contracting Officer

LESSOR	
SIGNATURE 	NAME OF SIGNER Thomas M. Alperin
ADDRESS 2310	Newton, MA 02462
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Donald B. Morrisey
ADDRESS 62	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER <i>Mark S. Shinto</i>
	OFFICIAL TITLE OF SIGNER <i>LEASING CONTRACTING OFFICER</i>

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 # *PS0018007*

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

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

INITIALS: *Ta* & *Mis*
LESSOR GOVT