SUPPLEMENTAL AGREEMENT

GENERAL SERVICES ADMINISTRATION NO. 3

PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT TO LEASE NO. LMA04836

ADDRESS OF PREMISES 10 Malcolm X Boulevard, Roxbury, MA 02119-1775

THIS AGREEMENT, made and entered into this date by and between Fairfield Center, LLC
whose address is 10 Malcolm X Boulevard, Roxbury, MA 02119-1775
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease
is amended, effective November 5, 2012, as follows:

SLA #2 is hereby DELETED in its entirety and replaced with this SLA #3

1. NOTICE TO PROCEED: This Supplemental Lease Agreement shall serve as the Official Government “Notice to Proceed”
as per paragraph 5.2B(9) of the SFO Lease Agreement. The Government and Lessor hereby agree to a total cost for all the
required “Tenant Improvements” in the amount of $553,106.78. Included within this total amount are the following
previously agreed to items.

Notice to Proceed for Tenant Improvements have been provided in the amount of $116,979.03 in separate correspondence for the
following:
September 14, 2011 - [Details]
July 30, 2012 - [Details]
September 12, 2012 - [Details]
September 28, 2012 - [Details] and approved by [Details]

The total project cost is $553,106.78 of which $110,904.00 will be amortized in the rent and the difference of $442,202.78
will be paid by lump sum upon acceptance of the space by the Government.

2. Construction Schedule: Based upon pricing submitted for a required maximum 60 working day construction build-out
time period, the Government and Lessor hereby agree that work commenced on October 30, 2012 with all work as
required per the construction drawings dated September 10, 2012 shall be completed on or before January 25th, 2013. This
work is to be constructed in full compliance with the construction drawings dated September 10, 2012, the Smith Group
Drawings and project manual dated March 14, 2012 as well as all Architect’s comments, and all addendum submissions
submitted to the Lessor prior to construction commencement. The Lessor shall supply all labor, materials, supervision,
equipment and coordination for the complete statement of work. On or before January 25, 2013 all work must be
substantially completed and inspected for acceptance by the Government subject to Paragraph 5.10 (G)(1) Acceptance of
Space and Certificate of Occupancy. A punch list of minor deficiencies shall be created at the time of inspection and
every work deemed as a minor deficiency must be corrected within 30 calendar days after space acceptance.

3. Construction of Tenant Improvements: Paragraph 5.10F of the SFO is hereby deleted in its entirety and is replaced with
the following:

CONSTRUCTION OF TENANT IMPROVEMENTS:
The Lessor shall construct all Tenant Improvements in accordance with 1) the Government reviewed
working/construction drawings, and this NTP as per paragraph 1 and 2 above and 2) all terms and conditions of
the SFO/Lease. The Lessor shall complete Tenant Improvements within 60 working days, or no later than
January 25, 2013. The Lessor shall furnish a detailed construction schedule (such as Critical Path Method) to the
Government within 5 days of issuance of the notice to proceed. Such schedule shall also indicate the dates
available for the Government contractors to install telephone/data lines or equipment. The Government reserves
the right to access any space within the building during the conduct of interior construction for the purposes of
performing inspections or for installing Government-furnished equipment. The Government shall coordinate with
the Lessor the activity of Government contractors in order to minimize conflicts with, and disruption to, other contractors
on site. Access shall not be denied to authorized Government officials including, but not limited to, Government contractors,
subcontractors, or consultants acting on behalf of the Government with regard to this project.

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4. **Tenant Improvement Pricing Requirements**

This NTP for $553,106.78 must conform to paragraph 5.2 Tenant Improvement Pricing Requirements #(1) of the SFO. The General Contractor must submit the supporting bids from the major subcontractors with actual quotes to support the price of $553,106.78. All price proposals for the completion of this project submitted are expected to include all work required to meet the specifications and scope of work on the Construction Documents and all addendums and comments. No changes to pricing or scope of work will be permitted unless approved by the Contracting Officer.

5. **NONPAYMENT FOR ADDITIONAL WORK:** Any additional supplies or services or a change to work specified herein may be performed by the contractor, either at his/her own volition or at the request of an individual rather than a duly appointed Contracting Officer, except as may be explicitly authorized and will not be paid for. Only a duly appointed Contracting Officer is authorized to change the specifications, terms and conditions in this contract.

Request for payment shall be made by submission of an invoice after the inspection and acceptance of the work by the Government. Progress payments will not be made on this project.

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 PIN # (TO BE FURNISHED UPON COMPLETION OF PROJECT)

Invoicing for payment can be forwarded either by email or U.S. mail. Send Original Invoice to either:
- Electronic: www.finance.gsa.gov
- Mail: General Services Administration
  819 Taylor Street
  Accts Payable
  Fortworth TX 76102

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.