THIS AMENDMENT is made and entered into between

HEGA REALTY, LLC

whose address is: C/O DIRIGO MANAGEMENT COMPANY; ONE CITY CENTER 4TH FLOOR; PORTLAND, ME 04101

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 add one additional parking space.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 1, 2012 as follows:


B. RENT. THE RENT SHALL BE INCREASED BY $135.00 PER MONTH STARTING AUGUST 1, 2012. THE ANNUAL RENT SHALL CHANGE FROM $438,037.87 TO $439,657.87.

C. TERMINATION. BOTH THE LESSOR AND THE GOVERNMENT SHALL HAVE THE RIGHT TO TERMINATE PARKING SPACE NUMBER 2 AT ANY TIME, UPON THIRTY (30) CALENDAR DAYS PRIOR WRITTEN NOTICE. NO RENT SHALL ACCRUE AFTER THE EFFECTIVE DATE OF TERMINATION. THE LESSOR SHALL HAVE THE RIGHT TO CHANGE THE COST OF THE PARKING SPACE AT ITS SOLE DISCRETION, WHICH CHANGE SHALL BE EFFECTIVE ONLY AFTER THE LESSOR PROVIDES THE GOVERNMENT WITH THIRTY (30) CALENDAR DAYS PRIOR WRITTEN NOTICE OF THE CHANGE IN COST.

FOR THE LESSOR:

Signature: [Redacted]
Name: Phyllis Kubialek
Title: Owner
Entity Name: HEGA Realty, LLC
Date: Apr 10, 2013

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: Apr 10, 2013

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: Apr 17, 2013

This Lease Amendment contains 1 page.

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 below date.