

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. LME04712	DATE 11/24/11 10/10/10	PAGE 1 of 2
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ADDRESS OF PREMISES
304 Hancock Street, Bangor, ME 04401

THIS AGREEMENT, made and entered into this date by and between B & L Properties, LLC
Whose address is: 28 Druillette Street
Old Town, ME 04468

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 provide a list of Fire Protection and Life Safety Issues that require corrections or clarifications.

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

I. Per paragraph 8 of the SFO, "Tenant Improvement Rental Adjustment" the Government may return to the Lessor any unused portion of the Tenant Improvements Allowance in exchange for a decrease in rent according to the amortization rate over the firm term. The Government hereby elects to return the full tenant improvement allowance of \$45,898.44 which was amortized into the rental rate at 5.5% over the five year firm term. There have been no change orders. Therefore the reduction in rent over the first five years of the lease of \$10,520.56 per annum.

II. The adjusted full service rent shall be:

Full Service Rent: Note that of the provided 1,466 RSF (1,330 BOASF) the Lessor is providing 130 RSF (118 BOASF) at no cost to the Government.

Years 1 through 5: \$19,205.44 annually
Years 6 through 10: \$19,585.76 annually

Rent for a lesser period shall be prorated on a per diem basis.

Continued on Page 2

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

LESSOR	
SIGNATURE [Redacted]	NAME OF SIGNER Bernard LaBree

ADDRESS 28 Druillette Street Old Town, ME 04468
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IN PRESENCE OF

SIGNATURE [Redacted]	NAME OF SIGNER Annette Anderson
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ADDRESS [Redacted]

UNITED STATES OF AMERICA

SIGNATURE [Redacted]	NAME OF SIGNER NANCY SAWYER OFFICIAL TITLE OF SIGNER CONTRACTING OFFICE
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III. In accordance with paragraph 3 of the SFO, "Broker Commission and Commission Credit", Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission was [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley agreed to forego [REDACTED] of the Commission that it was entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] to be paid upon lease commencement and the remaining [REDACTED] was paid to Studley, Inc upon lease execution.

The shell rental portion of the annual rental payments (\$941.88 per month) of this lease shall be reduced to fully recapture this Commission Credit. The total reduction in shell rent related to the commission credit is [REDACTED] and shall commence with the first month of the rental payment and continue through the fourth month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- First Month's Rental Payment of \$1,600.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
- Second Month's Rental Payment of \$1,600.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
- Third Month's Rental Payment of \$1,600.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent
- Fourth Month's Rental Payment of \$1,600.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent

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

INITIALS: BL & MS
LESSOR GOVT