



**Supplemental Lease Agreement
Number 2**

Lease Number: LME04719 **Date:** **MAY 30 2012**
100 Middle Street, Portland, ME 04101-4100 Building Number: ME4212

YPN # PS 0023511

THIS AGREEMENT, made and entered into this date by and between Middle Street Office Tower B Associates, LP whose address is 100 Middle Street, Portland, ME 04101-4100

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 approved Security upgrades through TI Allowance coverage in the amount not to exceed \$44,087.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 22, 2011 as follows:

1. In Separate correspondence dated April 27, 2011, the Government issued a Notice To Proceed for Tenant Improvements in the amount not to exceed \$49,100. A Security Change Order in the amount of \$44,087 brought the total cost to \$93,187.00. The final change order estimate and supporting scope of work in the amount of \$44,087 is attached and hereto made a part of this lease.
2. The lease contains a TI Allowance of \$49,100. The total TI cost is \$93,187.00. Of this amount, the Government intends to reimburse the Lessor in a lump sum payment in the amount not to exceed \$44,087.00, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Lease Contracting Officer.

The partial buy-down of the Tenant Improvements Allowance Overage in the amount of \$44,087.00 will be funded by the following Reimbursable Work Authorization (herein referred to as "RWA"):

- RWA N0176138 -\$44,087.00

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, Texas 76102-0181

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

- General Services Administration
Attn: Lease Contracting Officer – Mark Shinto
10 Causeway Street – Room 1010
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# *PS0023511*

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

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

All other terms and conditions of the lease shall remain in force and effect.

Initials *[Signature]* LESSOR *[Signature]* GOV'T



IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

[Redacted signature]

Associates, LP

Peter Lee
General partner
Maine Trust LLC
Manager

(Title)



[Redacted signature]

[Redacted signature]

United States Of America, General Services Administration, Public Buildings Service.

[Redacted signature]

Leasing Contracting Officer
(Official Title)

END OF SLA#2 - LEASE LME04719

Initials *PL* *ms*
LESSOR GOVT