

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-01B-04680	DATE <b>MAR 30 2011</b>	PAGE 1 of 2
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ADDRESS OF PREMISES

15 Constitution Drive, Bedford, NH 03110

**THIS AGREEMENT**, made and entered into this date by and between: Independence Equity Partners, LLC

Whose address is: c/o Aegean Capital, LLC

150 E 58<sup>th</sup> Street, Suite 2000

New York, NY 10155

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 amortize an additional \$47,705.00 in shell costs at 5% per annum over the 10 year firm term of the lease.

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

The entirety of paragraphs 5 and 8 of the lease shall hereby be deleted and replaced with the following:

- 5. THE GOVERNMENT SHALL PAY to the Lessor, commencing on the Commencement Date and in accordance with Paragraph 20 of the General Clauses of the Lease, rent as follows:

Years 1 through 10: Annual rent of \$170,636.64 payable at the rate of \$14,219.72 per month, in arrears;  
Years 11 through 15: Annual rent of \$160,521.76 payable at the rate of \$13,376.81 per month, in arrears, via Electronic Funds Transfer to:

Independence Equity Partners, LLC  
150 E. 58<sup>th</sup> Street, Suite 2000  
New York, NY 10155

Rent for a lesser period shall be prorated on a per diem basis. The Government shall have the right to ten (10) reserved parking spaces with the rights to an additional two (2) reserved parking spaces over the term of the lease and the right to use up to fifteen (15) non-reserved parking spaces at no additional charge.

IN W	[Redacted]	subscribed their names as of the date first above written.
SIGNATURE	[Redacted]	LESSOR
X	[Redacted]	NAME OF SIGNER: <i>Constantine Alexander, Manager of Aegean Capital, LLC, Manager of Independence Equity Partners, LLC</i>
ADDRESS	[Redacted]	
SIGNATURE	[Redacted]	IN PRESENCE OF
	[Redacted]	NAME OF SIGNER: <i>Howard Ricc</i>
ADDRESS	[Redacted]	
		UNITED STATES OF AMERICA
	[Redacted]	NAME OF SIGNER: Mark Shinto
	[Redacted]	OFFICIAL TITLE OF SIGNER: Contracting Officer

8. **FREE RENT AND BROKERAGE COMMISSION:** In accordance with paragraph 2.2 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 have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley has agreed to forego [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] which shall be due upon lease commencement and the remaining [REDACTED] will be paid to Studley, Inc upon lease execution.

The shell rental portion of the annual rental payments (\$12.61 per RSF x 6,928 RSF = \$87,362.08 or \$7,280.17 per month) due and owing under Paragraph 5 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 fifth month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- First Month's Rental Payment of \$14,219.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
- Second Month's Rental Payment of \$14,219.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
- Third Month's Rental Payment of \$14,219.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent
- Fourth Month's Rental Payment of \$14,219.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent
- Fifth Month's Rental Payment of \$14,219.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent

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

INITIALS:

  
LESSOR

&

  
GOV'T