GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICES  
SUPPLEMENTAL LEASE AGREEMENT  

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ADDRESS OF PREMISE  
One State Street Square  
50 West State Street  
Trenton, NJ 08608-1220

THIS AGREEMENT, made and entered into this date by and between One State Street Square Urban Renewal L.L.C  
whose address is  Two Newton Place, 255 Washington Street  
Newton, MA 02458-1837  
Mailing Address:  50 West State Street, Trenton, NJ 08608-1220  
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 clarify the rental rate.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2011, as follows:

A. Paragraph 14 of the Rider to the Lease is hereby amended by deleting the existing text and substituting, in lieu thereof, the following:

"The Government shall pay the Lessor, in accordance with Paragraph 4.1 of the lease, "Measurement of Space", and Paragraph 27, General Clauses, GSA Form 3517, "Payment", rental on the leased premises as follows:

A. Years One (1) through Five (5):
   i. Shell Rent: $271,456.08 per year
   ii. Amortized Cost for Tenant Improvements: $202,942.46 per year
   iii. Interest Rate at which Tenant Alterations are amortized: 7%
   iv. Operating Cost: $198,482.00 per year, plus accrued escalations per SFO Paragraph 4.3, "Operating Costs".

B. Years Six (6) through Ten (10):
   i. Shell Rent: $340,705.08 per year
   ii. Operating Cost: $198,482.00 per year, plus accrued escalations, per SFO Paragraph 4.3, "Operating Costs".

This Supplemental Lease Agreement 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 above date.

Lessor: One State Street Square Urban Renewal L.L.C  
by Real Management & Research LLC, its agent  

BY ___________________________ (Signature)  

IN UNITED STATES OF AMERICA, acting through the General Services Administration, Public Buildings Service.

BY ___________________________ (Signature)  

Contracting Officer  

David M. Lepore  
Senior Vice President  

Two Newton Place  
255 Washington Street  
Suite 300  
Newton, MA 02458  

(Address)  

(Title)  

(Official Title)