GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
LEASE NO. GS-02B-23980

ADDRESS OF PREMISES: 19-10 Hazen Street, East Elmhurst, NY 11370

THIS AGREEMENT, made and entered into this date by and between Hazen LLC whose address is: 19-10 Hazen Street, East Elmhurst, NY 11370 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease.

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

1.) To accept the tenant improvements per the RLP as completed and;
2.) establish the Commencement Date of the lease rental payments;
3.) all other terms and conditions are in full force and effect.

See Page 2.

IN WITNESS WHEREOF the parties have set their names as of the above date.

BY: Hazen LLC
(Signature)

LESSOR

(Title)

SANDRA MOODIE
Notary Public, State of New York
No.01MO6006655
Qualified in Queens County
Commission Expires April 21, 2015

WITNESSED IN THE PRESENCE OF

(Outlined)

(Outlined)

(Outlined)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY: ____________________________
(Official Title)
1.) The tenant improvements have been substantially completed and the government accepts the leased space on July 11, 2012.

2.) The commencement date of the rental shall be **July 11, 2012** and shall expire on **July 10, 2022**. The government may terminate this lease in whole or in part effective any time after the **fifth (5) year** of the lease giving at least **sixty (60) days** prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.*

3.) The office space square footage shall be **6,848 rentable square feet** yielding **6,848 ANSIBOMA Office Area (ABOA)** located on the ground floor(s) and known as Suite(s) "Space C", of the Building.

4.) The Government shall pay the Lessor annual rent as follows: (In accordance with Lease NO. GS-02B-23980 Paragraph 1.03 Rent and Other Consideration).

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>Years 1 - 5</th>
<th></th>
<th>Years 6 - 10</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Annual Rate /</td>
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<td>Annual Rate /</td>
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<tr>
<td></td>
<td>Rent RSF</td>
<td></td>
<td>Rent RSF</td>
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<tr>
<td>Shell Rental Rate</td>
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<td>$16.92</td>
<td>$136,617.76</td>
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<td>Tenant Improvements</td>
<td>$ 16,640.64</td>
<td>$ 2.43</td>
<td>$ 0</td>
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<td>Operating Costs*</td>
<td>$ 20,817.92</td>
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<td>$ 20,817.92</td>
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<td>Building Specific</td>
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<td>$0</td>
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<tr>
<td>Security Costs</td>
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<tr>
<td>Full Service Rate</td>
<td>$153,326.72</td>
<td>$22.39</td>
<td>$157,435.52</td>
</tr>
</tbody>
</table>

*The Tenant Improvements Allowance is amortized at a rate of 6% per annum for five (5) years.

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

Gov't Initials: 

Lessor Initials: L. C.