THIS AGREEMENT, made and entered into this date by and between BENJAMIN MURPHY ASSOCIATES whose address is 22 DEPOT STREET STOP X POTSDAM, NY 13676-1197 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 establish the date of beneficial occupancy of the Government leased space, and to begin payment of the fully serviced rent to include the Shell, Operating, and Tenant Improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 18, 2013 as follows.

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 18, 2013 and continuing for ten years through December 17, 2023 subject to the termination rights as set forth in the lease.

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

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

<table>
<thead>
<tr>
<th></th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHELL RENT 1</td>
<td>$11,222.16</td>
<td>$11,222.16</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT 2</td>
<td>$1,660.93</td>
<td>N/A</td>
</tr>
<tr>
<td>OPERATING COSTS 3</td>
<td>$1,276.04</td>
<td>$1,276.04</td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$14,159.13</td>
<td>$12,498.20</td>
</tr>
</tbody>
</table>

1 Shell rent (Firm Term) calculation: $6.42 per RSF multiplied by 1,748 RSF
2 The Tenant Improvement Allowance of $8,304.67 is amortized at a rate of 0% per annum for the first 5 years of the lease.
3 Operating Costs rent calculation: $ .73 per RSF multiplied by 1,748 RSF. Operating rate subject to annual CPI adjustments

This Lease Amendment contains 1 pages.

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 below date.

FOR THE LESSOR:

Signature:
Name: Managing Partner
Title: Entity Name: Benjamin Murphy Associates
Date: 12/10/13

FOR THE

Signature: GSA, Public Buildings Service
Name: Title: PDN Number:
Date: 12/10/13

WITNESSED FOR THE LESSOR BY:

Signature: CAROLE EAGLES
Name: OFFICE MANAGER
Title: Entity Name: Benjamin Murphy Associates
Date: 12/10/13