

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 10

10/6/2008

TO LEASE NO.  
LRI03675

ADDRESS OF PREMISES 40 Quaker Lane, Warwick, RI 02886

THIS AGREEMENT, made and entered into this date by and between

**Baltic Quaker LLC**, a Rhode Island limited liability company,

whose address is: c/o The Baltic Group LLC, 2180 Mendon Road, Cumberland, RI 02864  
hereinafter called the Lessor, and,

the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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

1. Term: To extend the term of GSA Standard Form 2 US Lease for Real Property dated January 8, 1990, (the "Lease"), by striking the language contained in Paragraph 2, as amended, and substituting therefore the following:

"To have and to hold the said premises with their appurtenances for the term ending January 12, 2009."

2. Rental: To amend the Lease rental by striking the language contained in Paragraph 3. of the Lease as amended, and substituting therefore the following:

"THE GOVERNMENT SHALL PAY to the Lessor rent of \$326,685.10 per year, or, \$27,223.7583 per month in arrears, beginning July 12, 2008, until such time as the lease term expires or is terminated.

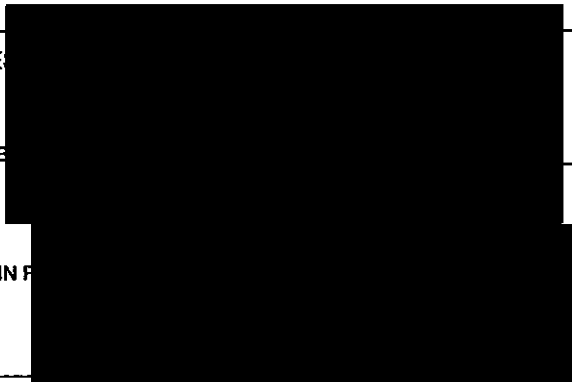
3. Lease Termination: The following language shall be added to Paragraph 4 of the Lease: In addition, the lease shall terminate upon reaching the ending date of January 12, 2009, or, upon midnight of the day prior to the date upon which the succeeding lease commences.

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.



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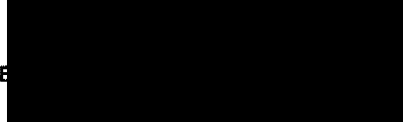


Managing Partner  
(Title)

IN P

2150 Mendon Rd. Curb. R.I  
(Address) 02864

UNITED STATES OF AMERICA  
GENERAL SERVICES ADMINISTRATION



Contracting Officer  
(Official Title)