

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT NO. 1  
TO LEASE NO. LRI04772

**SEP 09 2011**

ADDRESS OF PREMISES: 300 Jefferson Boulevard  
First Floor  
Warwick, RI 02888-3828

THIS AGREEMENT, made and entered into this date by and between: DBS Development ,LLC

whose address is: 33 Plan Way, Unit 8  
Warwick, RI 02886

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the Lease to provide for Tenant Improvements.

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:

The Lessor is hereby authorized to proceed with the construction of the Tenant Improvements for the [REDACTED] space in accordance with the above mentioned Lease. The Government has reviewed proposed contractors' costs to provide the improvements and determined that the costs in the amount of \$737,265.00 (as detailed on attached Attachment 1) are fair and reasonable. A total of \$737,265.00 has been approved and authorized. This is a do not exceed amount which is inclusive of all management fees and profit and overhead.

Upon completion, inspection and acceptance of all work, the amount of \$335,238.00 will be amortized over the remaining firm term at 6% interest, the remaining amount of \$402,027.00 will be paid in a lump sum payment upon completion of construction and acceptance of space by the Government. This will be memorialized via a Supplemental Lease Agreement.

The lease requires completion of the construction no later than 60 working days after the date of this Supplemental Lease Agreement.

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.

Member.  
(Title)

ES ADMINISTRATION, NEW ENGLAND REGION

CONTRACTING OFFICER  
(Official Title)