

SUPPLEMENTAL LEASE AGREEMENT OCT 29 2010

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. LMA04624	DATE SEP 29 2010 OCT 29 2010	PAGE 1 of 2
-----------------------------------------------	---------------------------------	---------------------------------------------------	-----------------------

ADDRESS OF PREMISES: One Lakeshore Center, Bridgewater, MA 02324 Building Number: MA5965

THIS AGREEMENT, made and entered into this date by and between **CLAREMONT BRIDGEWATER I, LLC**

whose address is: c/o Claremont Companies
One Lakeshore Center
Bridgewater, MA 02324-1065

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

WHEREAS, the parties hereto desire to amend the Lease to, among other things, establish the Rent Commencement Date and to order tenant improvements which exceed the Tenant Improvement Allowance.

NOW THEREFORE, these parties, for the considerations hereinafter mentioned, covenant and agree that the said Lease is amended effective September 15, 2010 as follows:

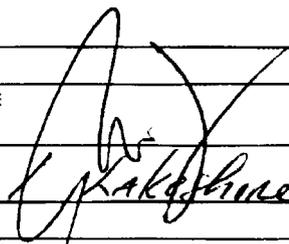
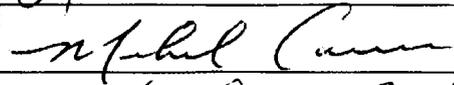
1. **TERM/RENT COMMENCEMENT**: Paragraph 2 of the Lease is hereby deleted in its entirety and the following is substituted in its place:

"**TERM**: TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning on September 15, 2010 (the "Rent Commencement Date") through September 14, 2020 (the "Termination Date") unless further extended or terminated sooner as provided herein or as may be allowed at law or in equity (the "Lease Term").

2. **Parking**:

Pursuant to Paragraph 1 of the Lease, the Lessor is required to provide 28 on-site surface parking spaces for the use of the Government. The Lessor agrees to reserve five (5) of these parking spaces for the exclusive use of the Government in the location set forth in red in the attached Exhibit A.

(continued on page 2)

LESSOR: CLAREMONT BRIDGEWATER I, LLC	
SIGNATURE 	NAME OF SIGNER Patrick Conway, Manager
ADDRESS 1 Lakeshore Center Bridgewater MA 02324	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Michael Connors
ADDRESS 1 Lakeshore Center Bridgewater MA 02324	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER: Michael G. Strobel OFFICIAL TITLE OF SIGNER: Leasing Contracting Officer

3. PAYMENT FOR TENANT IMPROVEMENTS:

- A. In accordance with Paragraph 9 of the Lease, the Tenant Improvement Allowance cost to be amortized is \$249,546.40.
- B. In separate correspondences dated June 7, 2010, July 19, 2010 and September 24, 2010, the Government issued Notices to Proceed for the Tenant Improvements in the amount of \$417,675.48. In complete satisfaction for the work provided therein and acceptance of the space, the Government will pay the Lessor **\$168,129.08** in a lump sum.
- C. The additional **\$168,129.08** shall be funded by the following Reimbursable Work Authorization ("RWA"): N0861854.
- D. An original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
Fort Worth Finance
FTS and PBS Payment Division (7BCP)
819 Taylor Street, P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to Michael Strobel, Contracting Officer, at the following address:

General Services Administration
Real Estate Acquisition Division
Thomas P. O'Neill Federal Building
10 Causeway Street, Room 900
Boston, MA 02222

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- PDN #: PS0017520

INITIALS: PC MC & MS
LESSOR GOVT