

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
LEASE AGREEMENT  
SLA NO. 2

DATE  
October 28,  
2010

TO LEASE NO.  
GS-01B(PEL)-04725

ADDRESS OF PREMISES 100 Medway Road, Third Floor, Milford MA 01757-2923  
(GSA Building No. MA5974)

THIS AGREEMENT, made and entered into this date by and between **Home National Realty Corporation** whose address is: 8 Uxbridge Road, Mendon MA 01756-1002, 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 as follows:

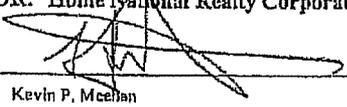
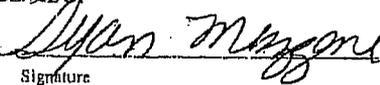
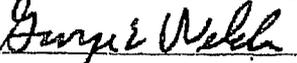
1. The Leased Premises described in the Lease is on the third floor and is 4,480 Usable Square Feet (USF)/5,600 Rentable Square Feet (RSF)(the "Leased Premises")
2. The Lessor shall provide 678 USF/848 RSF of additional contiguous space (the "Additional Space") to the Government on the 3d floor, which space is marked on Exhibit A attached hereto and made a part hereof.
3. The Additional Space shall be provided and is hereby accepted in AS -IS condition.
4. The Government shall pay additional rent for the Additional Space at the same annual rate as stated in the Lease for shell and operating rent( not including any tenant improvement allowance), which is \$20.00/RSF, or, \$16,960.00 per year, subject to CPI increases as stated in the lease. The additional rent shall also increase pursuant to the terms of the lease in the 6<sup>th</sup> year.
5. The rent for the Additional Space shall begin July 1, 2010.
6. Upon completion of the work and acceptance of the space stated in the lease, the total space occupied shall be 5,158 USF (4,480 USF USF678)/ 6,448 RSF (5,600 RSF + 848RSF).

(continued)

All other terms and conditions of the lease shall remain in force an effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.



|  |                            |
|--|----------------------------|
| <b>LESSOR: Home National Realty Corporation</b>                                      |                            |
| BY  | <u>President</u>           |
| Kevin P. McElhan   | Title                      |
| IN PRESENCE OF   |                            |
|     | <u>8 Vixbridge Rd</u>      |
| Signature  | Address                    |
|  | <u>Mendon MA 01756</u>     |
| UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION                             |                            |
| BY  | <u>Contracting Officer</u> |
| George E. Welch  |                            |

GSA DC 68-1176

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(Continued)

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 100 Medway Road Floor 3  
 Milford, MA 01757-2923

7. The annual rent including the additional space shall be increased to \$136,240.00 for years 1 through 5, and \$145,080 for years 6 through 10. The operating base shall continue to be escalated as per the SFO.

LESSOR INITIALS:  DATE: 10-28-10

GOVERNMENT INITIALS:  DATE: 10-28-10