

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT DATE

NO. 1

JAN 23 2012

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS- LNH04800

ADDRESS OF PREMISES

171 Fair Street, Laconia, NH

THIS AGREEMENT, made and entered into this date and between

Beacon Mill, Inc.

whose address is

150 Venture Drive, Dover, NH 03820-5913

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

WHEREAS, the parties hereto desire to amend the above

Lease indicating change in name from Beacon Mill, LLC to Beacon Mill, Inc. The start date is December 2, 2011. The transition to the permanent space is estimated to occur on March 1, 2012. During this time the two Agencies, the [REDACTED] and [REDACTED], will occupy "Swing" space located on the first floor.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective December 2, 2011, as follows:

The "Swing" space located on the first floor of 171 Fair Street, Laconia, NH will serve as interim space while the permanent space, as referenced in the lease LNH04800 is completed. The "Swing space is as referenced on Plan S attached, which addresses the change from Plan associated with the lease document. The temporary space will segue into the permanent space as indicated in Paragraph 1 of LNH04800, dated August 3, 2011.

The rental rate for the 3,396 RSF of "Swing" space is based on \$20.26/RSF or \$5,733.00/month for three months.

The fit up of the space being \$15,457.42 to be paid as a lump sum payment, after completion of the renovations and occupancy of the "Swing" space, via PS0022409.

Using the Lease for the base calculations, the per square foot rate is:

Shell Rent Amortized Cost per RSF - \$11.98, Per ABOA \$12.23, Operating Cost per RSF - \$ 8.28, Per ABOA \$ 9.52, Totals per RSF - \$20.26, Per ABOA \$21.75

Per the measurements the Square footage is as follows.

[REDACTED] - 644 square feet, RS - 2,242 square feet, Common - 509.4 square feet, Total - 3,396 square feet

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.

LESSOR

BY

[Signature]
(Signature)

Vice-President
(Title)

IN PRESENCE OF

[Signature]
(Signature)

150 Venture Dr. Dover, NH 03820
(Address)

UNITED STATES OF AMERICA

BY

[Signature]
(Signature)

Contracting Officer
(Official Title)