

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. LVT04569	DATE 11/30/10	PAGE 1 of 2
---------------------------------------	--------------------------	------------------	----------------

ADDRESS OF PREMISES 373 Citizens Road, Newport, VT 05855

THIS AGREEMENT, made and entered into this date by and between Scott-Spates Property Management LLC whose address is:

619 Goodall Road
Derby Line, VT 05830-8874

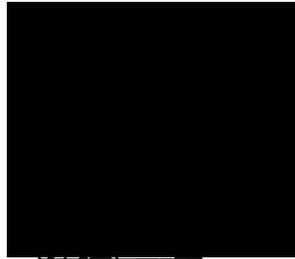
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.

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

I. The Government hereby accepts the Lessor's proposals to provide, install and maintain the following change orders in accordance with the Lessor's Proposals, Attachments "A" through "H"

- "A". Change Order Log Number 1
- "B". Change Order Log Number 2
- "C". Change Order Log Number 3
- "D". Change Order Log Number 5
- "E". Change Order Log Number 6
- "F". Change Order Log Number 7
- "G". Change Order Log Number 8
- "H". Change Order Log Number 10



TOTAL \$ 86,443.51

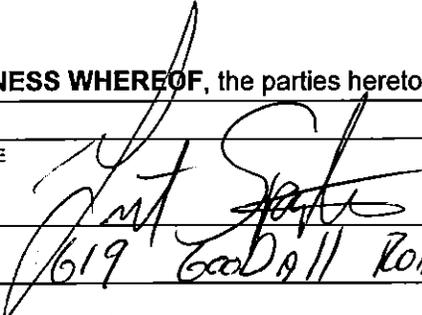
II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$ 86,443.51, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER GRANT SPATES
--	--------------------------------

ADDRESS
619 Goodall Road Derby Line VT 05830

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
-----------	----------------

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Thomas J. Newsham OFFICIAL TITLE OF SIGNER Contracting Officer
---	---

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

Thomas J. McNaughton
Leasing Contracting Officer
Real Estate Acquisition Div-Leasing Branch
Public Building Service
New England Region
U.S. General Services Administration
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
- GSA PDN # PS0018406

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

Initials:  & 
GOV'T Lessor