

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. LVT04607	DATE <b>AUG 18 2011</b>	PAGE 1 of 1
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ADDRESS OF PREMISES  
2<sup>nd</sup> Floor, 2 South Main Street, Rutland, VT 05701-4152 – GSA Building Number: VT8121

**THIS AGREEMENT**, made and entered into this date by and between CREDIT UNION OF VERMONT

whose address is       c/o Brian Fogg, CEO  
6 South Main Street  
Rutland, VT 05701

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 increase the Operating Rent by \$3,510.48 for increase in Janitorial Services.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 25, 2011, as follows:

**1. INCREASE IN OPERATING COSTS:** To Amend Paragraph 10 of the SF-2 of the Lease by striking "the base rate for the cost of services (hereinafter, the "Operating Rent Base") shall be \$16,562.88 per year" and inserting "the base rate for the cost of services (hereinafter, the "Operating Rent Base") shall be \$20,073.36 per year."

**2. RENT:** To change the Annual Rent effective April 25, 2011, by striking a portion of Paragraph 4 of the SF2 which starts "Years 1 through 10" and ends "\$6,762.17, and "Years 11 through 15" and ends with "\$6,999.56" and substituting the following therefore:

"Years 1 through 10: Annual rent of \$84,656.47, calculated at Shell Rent of \$50,165.71, Operating Cost Base of \$20,073.36 and Tenant Improvement Rent of \$14,417.40, and payable at the rate of \$7,054.71 per month..."

"Years 11 through 15: Annual rent of \$87,505.15, calculated at Shell Rent of \$67,431.79, an Operating Cost Base of \$20,073.36 payable at a rate of \$7,292.09 per month..."

**3. TENANT IMPROVEMENT ALLOWANCE OVERAGE** is currently being negotiated as a lump sum payment and/or as an increase in the Tenant Improvement Rent with a future Supplemental Lease Agreement to this lease.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FORCE AND EFFECT.

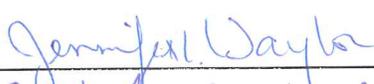
**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Brian L. Fogg, CEO
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ADDRESS  
6 South Main Street, Rutland, VT 05701

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jennifer L. Taylor, COO
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ADDRESS  
6 South Main Street, Rutland, VT 05701

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER MARK SHINTO OFFICIAL TITLE OF SIGNER LEASING CONTRACTING OFFICER
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