

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL LEASE NO. 3	DATE <i>10/4/2012</i>
	TO LEASE NO LCT04797	

ADDRESS OF PREMISES      55 Main Street      Norwich, CT 06360-5760

THIS AGREEMENT, made and entered into this date by and between Norwich Community Development Corporation whose address is 77 Main Street Norwich, CT 06360 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend above Lease.

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

- 1.) This Supplemental Lease Agreement (SLA) formally and officially issues "Notice to Proceed" with the change order #5 in the amount of [REDACTED] for voice and data cabling in accordance with the SmithGroup voice and data requirements shown in the attached "Exhibit A" and change order #7 in the amount of [REDACTED] for speakers and [REDACTED] in accordance with the DID provided by the GSA in the attached "Exhibit B."

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

Lessor: Norwich Community Development Corporation

By *[Signature]* (Signature)      Executive Director (Title)

In Presence of *[Signature]* (Signature)      77 Main St., Norwich, CT (Address)

United States Of America, General Services Administration, Public Buildings Service.  
*[Signature]* (Signature)      Contracting Officer (Official Title)

2.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$321,654.92 to \$335,654.92, not including the [REDACTED] cost at [REDACTED]. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion.

Any changes of the Construction Drawings which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

A portion of the Tenant Improvement costs, \$283,887.08, shall be amortized over the first seven (7) year firm term of the lease agreement at an interest rate of eight percent (8.00%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$53,096.64 paid monthly in arrears in the amount of \$4,424.72 and shall be part of the total monthly rental payment.

The remaining balance of the total cost of the Tenant Improvements is \$51,767.84 [\$335,654.92 - \$283,887.08] and shall be paid by a lump-sum-payment upon the substantial completion and acceptance by the Government of the tenant improvements necessary to finish the interior of the leased space as depicted on the referenced Construction Drawings. All fees, permits and architectural plans are the responsibility of the Lessor and are included in the lump-sum-payment amount.

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

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

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

General Services Administration  
Attn: Richard Reynolds  
Leasing Contracting Officer  
10 Causeway Street, 10<sup>th</sup> Floor  
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 # *75 0022641*

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

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

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.

All other terms and conditions of this lease shall remain in full force and effect.