

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. LMA04556	DATE 2/7/2012	PAGE 1 of 2
ADDRESS OF PREMISES 135 Beaver Street, Waltham, MA 02452			

THIS AGREEMENT, made and entered into this date by and between Clematis LLC

whose address is 411 Waverley Oaks Road
Suite 340
Waltham, MA 02452

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

WHEREAS, the parties hereto desire to amend the above Lease in order to establish the space acceptance date and to reconcile the tenant improvement allowance.

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

- I. The space is substantially complete and the rent commencement date is hereby established as December 1, 2011.
- II. In separate correspondence, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$241,739.00 and change orders in the amount of \$4,540.24. Therefore the Government used \$246,279.24 out of the total Tenant Improvement Allowance of \$262,917.00. Therefore the Government returns to the Lessor \$16,637.76 of the Tenant Improvement Allowance which was amortized over seven (7) years at seven (7%) percent resulting in a reduction in rent over the first seven years of the lease of \$3,013.30 per annum.
- III. The adjusted full service rent shall be:

Years 1 through 7: Annual rent of \$237,324.59 per annum payable at the rate of \$19,777.05 per month in arrears;
Years 8 through 10: Annual rent of \$192,448.00 per annum payable at the rate of \$16,037.33 per month in arrears

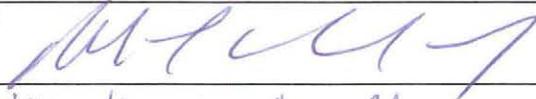
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Norman J. Duffy, President
ADDRESS 411 Waverley Oaks Rd Suite 340 Waltham MA 02452	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Robert L. Reynolds
ADDRESS 411 Waverley Oaks Rd suite 340 Waltham MA 02452	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Richard T. Reynolds
	OFFICIAL TITLE OF SIGNER Contracting Officer

IV. **FREE RENT AND BROKERAGE COMMISSION:** In accordance with paragraph 2.3 of the SFO, "Broker Commission and Commission Credit", Studley, Inc. ("Studley") was the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley agreed to a cooperating lease commission of [REDACTED] of this lease ("Commission"). The total amount of the Commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, Studley has agreed to forego [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] which shall be due upon lease commencement and the remaining [REDACTED] was paid to Studley, Inc upon lease execution.

The shell rental portion of the annual rental payments (\$167,503.75 per annum) due and owing under Paragraph 5 of this lease shall be reduced to fully recapture this Commission Credit. The total reduction in shell rent related to the commission credit is [REDACTED] and shall commence with the first month of the rental payment and continue through the second month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- First Month's Rental Payment of \$19,777.05 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
- Second Month's Rental Payment of \$19,777.05 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

V. The approved change orders are listed below:

CHANGE ORDER LOG

PCO #	Description	Pending Amount	Approved Amount	CO #	Status
01	[REDACTED]		[REDACTED]		APPROVED BY GSA ON 11/15/2011
02	Paging System		[REDACTED]		APPROVED BY GSA ON 11/21/2011
03	Conduit from DEMARC to LAN Rm		[REDACTED]		APPROVED BY GSA ON 10/18/2011
04	Signage		[REDACTED]		APPROVED BY GSA ON 11/15/2011
05	CREDIT FOR BETWEEN 1-1/2" AND 2" STEEL J BOXES		[REDACTED]		APPROVED BY GSA ON 11/21/2011
06	VOID				VOID
07	CREDIT FOR ELECTRIC STRIKES - DOOR #2 & 9		[REDACTED]		APPROVED BY GSA ON 11/21/2011
08	[REDACTED]		[REDACTED]		APPROVED BY GSA ON 12/23/2011

TOTAL ORDERS: \$4,540.24

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

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

INITIALS:  LESSOR
GOVT