

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NO. GS-01-PEB-04630 DATE 11.16.10 PAGE 1 of 2  
ADDRESS OF PREMISES

104 Dean Street, Taunton, MA 02780-2714

THIS AGREEMENT, made and entered into this date by and between **Waterfront Realty Trust** whose address is

**104 Dean Street  
Taunton, MA 02780-2714**

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

**The purpose of this Supplement Lease Agreement 1 is to provide beneficial occupancy and reconcile the tenant rent.**

**Paragraph 2 is hereby deleted in its entirety and replaced with:**

2. To HAVE AND TO HOLD the said Premises with their appurtenances for a ten (10) year term beginning on September 1, 2010 through August 31, 2020, subject to termination and renewal rights as may be hereinafter set forth

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.

(Continued on Page 2)

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

LESSOR  
SIGNATURE  NAME OF SIGNER Donald J. Emond Jr.  
ADDRESS 104 Dean St Taunton MA 02780

IN PRESENCE OF  
SIGNATURE  NAME OF SIGNER Jennifer M. Emond  
ADDRESS 

UNITED STATES OF AMERICA  
SIGNATURE  NAME OF SIGNER GEORGE E. WELCH  
OFFICIAL TITLE OF SIGNER Contracting Officer  
11.16.10

Paragraph 3 is hereby deleted in its entirety and replaced with:

3. The Government shall pay the Lessor annual rent of \$138,505.20 at the rate of \$11,512.10 per month in arrears for years 1-5, and annual rent of \$94,955.40 at the rate of \$7,880.45 per month in arrears for years 6-10.

|                          | Annual Rent Years 1-5<br>9/01/2010 – 8/31/2015 | Annual Rent Years 6-10<br>9/01/2015 – 8/31/2020 |
|--------------------------|--|---|
| Shell Rental Rate        | \$66,100.50                                    | \$66,100.50                                     |
| TI Rental Rate           | \$43,939.80                                    | \$0.00  |
| Operating Cost Rate      | \$28,464.90                                    | \$28,464.90                                     |
| <b>Full Service Rent</b> | <b>\$138,505.20</b>                            | <b>\$94,955.40</b>                              |

Rent shall be paid by electronic fund transfer (EFT) to:

**Waterfront Realty Trust**  
104 Dean Street  
Taunton, MA 02780-2714

Paragraph 4 is hereby deleted in its entirety and replaced with:

4. The Government may terminate this lease at any time after August 31, 2015 by giving at least one-hundred-twenty (120) days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 23 is hereby amended as follows:

The line that says: "First Month's Rent Payment \$11,585.78 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent." shall be deleted in its entirety and the following substituted therefore: "First Month's Rent Payment \$11,512.10 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent".

DJE  
LESSOR  
JSW  
GOVT.

The line that says: "Second Month's Rent Payment \$11,585.78 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent." shall be deleted in its entirety and the following substituted therefore: "Second Month's Rent Payment \$11,512.10 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent."