

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT No. 1</b>	<b>DATE</b>  <b>SEP 14 2010</b>
	<b>TO LEASE NO.</b> <b>GS-11B-02199</b>	

**ADDRESS OF PREMISES**  
Ardmore Industrial Center  
3361 D-H 75<sup>th</sup> Avenue  
Landover, Maryland 20785-1510

**THIS AGREEMENT made and entered into this date by and between U.S. ART COMPANY, Inc.**

Whose address is: 66 Pacella Park Drive  
Randolph, Massachusetts 02368-1757

hereinafter called the Sublessor, 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 as follows:**

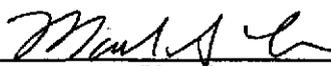
This Supplemental Lease Agreement (SLA) Number 1 is hereby issued to reflect the lease commencement of Lease Number GS-11B-02199 for 3,106 Rentable Square Feet (RSF), being 3,106 ANSI/BOMA Office Area Square Feet (BOASF) of warehouse space in the D-H bays of the building known as Ardmore Industrial Center located at 3361 D-H 75<sup>th</sup> Avenue, Landover, Maryland 20785-1510. The lease is a 5-year firm term effective September 1, 2010 and shall expire on August 31, 2015.

The Government shall pay the Sublessor an annual rent of \$92,061.84 (\$29.64/BOASF) at the rate of \$7,671.82 per month in arrears. The annual rent is inclusive of services and utilities as set forth in the Lease, but the Government is not subject to any pass-throughs of operating costs or real estate taxes. As such, there shall be no increases in annual rent for any reason throughout the term of the lease including, but not limited to, Consumer Price Index escalations and lump-sum payments for real estate tax increases.

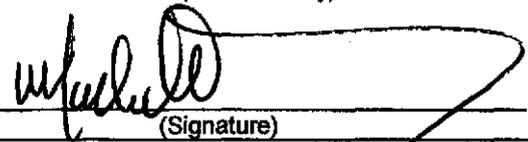
All other terms and conditions of the lease shall remain in force and in effect. It is understood that only upon execution by the Government does this SLA become binding on both parties.

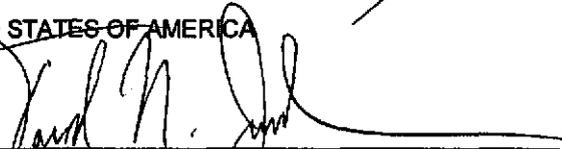
**IN WITNESS WHEREOF, the parties subscribed their names as of the above date.**

**SUBLESSOR: U.S. Art Company, Inc.**

BY  C.E.O.  
(Name) (Title)

Date: 9/14/2010  
IN PRESENCE OF (witnessed by):

 66 PACELLA PARK DR RANDOLPH, MA. 02368  
(Signature) (Address)

**UNITED STATES OF AMERICA**  
BY  CONTRACTING OFFICER, GSA, NCR  
~~G. Elizabeth Givroy~~ (Signature) (Official Title)  
Daryl N. Jackson