

SUPPLEMENTAL LEASE AGREEMENT

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|---------------------------------------|------------------------------|-----------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 2 | TO LEASE NO. GS-02B-23816 | DATE 12/9/11 | PAGE 1 of 2 |
|---------------------------------------|------------------------------|-----------------|----------------|

ADDRESS OF PREMISES
535 Washington Street, Buffalo, NY 14203

THIS AGREEMENT, made and entered into this date by and between ISKALO ELECTRIC TOWER MASTER TENANT LLC

whose address is c/o Iskalo Development Corp.
5166 Main Street
Williamsville, NY 14221

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

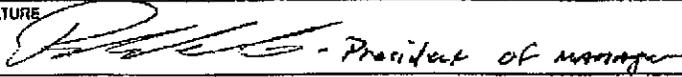
WHEREAS, the parties hereto desire to amend the above Lease to issue Notice To Proceed with Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, October 11, 2011, as follows:

Continued on page 2 of 2

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

LESSOR

| | |
|--------------------------------------------------------------------------------------------------|----------------------------------|
| SIGNATURE  | NAME OF SIGNER Paul B. Iskalo |
| ADDRESS 5166 Main Street Williamsville, NY 14221 | |

IN PRESENCE OF

| | |
|--------------------------------------------------------------------------------------------------|----------------------------------|
| SIGNATURE  | NAME OF SIGNER Eric Eisenried |
| ADDRESS 5166 Main Street Williamsville, NY 14221 | |

UNITED STATES OF AMERICA

| | |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------|
| SIGNATURE  | NAME OF SIGNER Anne Callahan |
| | OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER |

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GSA FORM 276 (REV. 8/2008)

1. The Government hereby issues Notice to Proceed for the balance of the Tenant Improvements included on the Construction Drawings dated July 11, 2011, the Lease. The remaining Tenant Improvements to be provided under this SLA are highlighted on the attached final Tenant Improvement Cost Summary, attached hereto as Exhibit A. Upon completion of the work, acceptance thereof by the Government and issuance of a proper invoice from the Lessor, the Government will reimburse the Lessor with a onetime lump sum payment of \$16,296.25. This cost includes but is not limited to, labor, materials, overhead and profit.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsu.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to 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 e-mail address:

General Services Administration
Attn: Anne Callahan
anne.callahan@gsa.gov

A proper invoice must be on letterhead of the lessor named in the lease and must include the following:

- Invoice date
- Unique invoice #
- 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 # PS0021565

Initials:

Lessor

PBT

& Gov't

AC