

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-02B-23816	DATE 2-7-12	PAGE 1 of 2
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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:

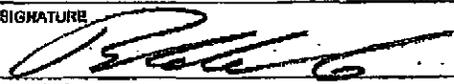
WHEREAS, the parties hereto desire to amend the above Lease to Issue Notice To Proceed with Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective, February 1, 2012, as follows:

SEE ATTACHED.

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

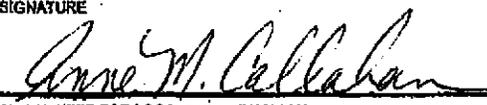
LESSOR

SIGNATURE 	NAME OF SIGNER Paul B. Eskala
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	

1. The Lessor shall provide and install the following alterations/installations within the Government's leased space:
- Additional millwork in Room #607 and #621 as per the attached diagrams labeled SKA 600.1, SKA 600.2 and SKA 600.6.
 - 5 wide space storage units H-2195 60" x 25" x 60" in Room 621, as shown on the attached diagram labeled Exhibit A.
 - Micro-blinds in the Group Supervisor's office, Room # 613 and #614. Blinds shall be Hunter Douglas; color to match exterior windows.
 - Additional power in the LAN Room as per the attached diagrams labeled SKE-1 and SKE-2.
 - Provide one duplex receptacle and data outlets (3 jacks) in the Office Support Center, Room #616, on the short wall adjacent to the window and opposite the pantry (as identified on the pre-occupancy inspection of 12/8/11).
 - 3M SCLARL400 Safety & Security Window Film at the front suite entrance door and side lite.
 - Change in security annunciators as previously approved in 12/1/11 e-mail from the Government to the Lessor.

Lessor shall complete these alterations within forty-five (45) calendar days from the execution and delivery to the Lessor of this Supplemental Lease Agreement. Upon completion of the alterations, acceptance thereof by the Government and receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor with a onetime lump sum payment in the amount of \$15,152.47. This cost includes, but is not limited to, all architectural and engineering and permitting fees, if applicable, labor, materials, overhead and profit and any applicable sales tax.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Leasing Contracting Officer) electronically on the Finance Website at www.finance.gsa.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 shall be provided to the Leasing Contracting Officer at the following e-mail address:

General Services Administration
Attn: Anné 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, SLA number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0022701

Any changes to the scope of work identified herein must be approved in writing and in advance by the GSA Leasing Contracting Officer.

Initials:

Lessor _____ & Gov't AC