

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
JUN 09 2010

TO LEASE NO.
LMA04638

ADDRESS OF PREMISES **120 Front Street, Worcester, MA 01608**

THIS AGREEMENT, made and entered into this date by and between WORCESTER RENAISSANCE TOWERS LLC, C/O Berkeley Investments, Inc.

whose address is 121 High Street
Boston, MA 02110

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective June 2, 2010, as follows:

1. Paragraph 20, Commission and Credit, is hereby delete in it's entirety and replace with the following which amends the monthly rental amount to be paid by the Government during the first four (4) months of the initial lease term:

20. COMMISSION AND CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per square foot per year of the firm term of this lease. The firm term of the Lease is ten (10) years multiplied by [REDACTED] multiplied by 5,424 RSF equaling a gross commission of [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker 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] and shall be paid in four equal payments of [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 4 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's rental payment is \$12,139.69. The Shell Rent is \$5,030.76. The rental payment minus the prorated Commission Credit of [REDACTED] equals [REDACTED] which shall be the adjusted first month's rent.

Second month's rental payment is \$12,139.69. The Shell Rent is \$5,030.76. The rental payment minus the prorated Commission Credit of [REDACTED] equals [REDACTED] which shall be the adjusted second month's rent.

Third month's rental payment is \$12,139.69. The Shell Rent is \$5,030.76. The rental payment minus the prorated Commission Credit of [REDACTED] equals [REDACTED] which shall be the adjusted third month's rent.

Fourth month's rental payment is \$12,139.69. The Shell Rent is \$5,030.76. The rental payment minus the prorated Commission Credit of [REDACTED] equals [REDACTED] which shall be the adjusted fourth month's rent.

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.

LESSOR WORCESTER RENAISSANCE TOWERS LLC, C/O Berkeley Investments, Inc.

BY

[Redacted Signature]

(Signature)

Vice President

(Title)

IN PRESENCE

[Redacted Name]

121 High Street
C/O Berkeley Investments
Boston MA 02110

(Address of Witness)

Printed Name of Witness

[Redacted Name]

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Contracting Officer

(Official Title)