

GENERAL SERVICE ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE
JUN 10 2011

TO LEASE NO.
LME04704

ADDRESS OF PREMISES **Wiley and Grant Mill Mall, 248 State Street, Ellsworth, ME 04605**

THIS AGREEMENT, made and entered into this date by and between **Wiley and Grant** whose address is: [REDACTED]

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 January 10, 2011.

1. The contents of Box 7 on Page 2 is deleted in its entirety and replaced with the following:

7. ANNUAL RENT

Annual Base: \$8,318.58
Annual Operating: \$6,500.00
Annual Total: \$14,818.58

2. The contents of Box 8 on Page 2 is deleted in its entirety and placed with the following:

8. MONTHLY RENT

\$1,234.88

3. Page 3, Rent Schedule table is deleted in its entirety and replaced with the following:

RENT SCHEDULE

Term	RSF	Base Rent	Base Rent/RSF	Operating Rent (Subject to Attachment D of this Lease)	Operating Rent/RSF	Annual Rent Total	Annual Rent/RSF	Monthly Rent Total
Years 1 – 5 1/10/2011 to 1/09/2016	1,000	\$8,318.58	\$8.32	\$6,500.00	\$6.50	\$14,818.58	\$14.82	\$1,234.88
Years 6 – 10 1/10/2016 to 1/09/2021	1,000	\$9,300.00	\$9.30	\$6,500.00	\$6.50	\$15,800.00	\$15.80	\$1,316.66

4. Page 3, Commission and Credit paragraph is deleted in its entirety and replaced with the following:

COMMISSION AND CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] ([REDACTED]) of the Aggregate Lease Value of this lease over the firm term. The total amount of the commission is [REDACTED] (rounded) (Annual Rent for Years one (1) through five (5) of [REDACTED] multiplied by 2%). The Lessor shall pay the Broker no additional commissions associated with this lease transaction. The Broker has agreed to forego [REDACTED] ([REDACTED]) of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission (half at lease execution and half at lease commencement) less the Commission Credit to the Broker. The Commission less the Commission Credit is [REDACTED].

Initials _____ & *MS*
LESSOR GOVT

Notwithstanding the Rent Schedule above of this Lease, 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 of \$1,234.88 (which includes \$693.22 shell rent) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second month's rental payment of \$1,234.88 (which includes \$693.22 shell rent) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted second month's rent.

5. ATTACHMENT B TO LME04704, TENANT IMPROVEMENTS and any language in the Lease which speaks to ATTACHMENT B TO LME04704, TENANT IMPROVEMENTS is hereby deleted in its entirety.

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 **Willey and Grant**

BY

[REDACTED]

Boes
(Title)

IN PRESENCE OF

[REDACTED]

[REDACTED]

(Signature of Witness)

(Address of Witness)

Printed Name of Witness: Wilfred E. Phillips

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[REDACTED]

Contracting Officer