



**Supplemental Lease Agreement
Number 1**

Lease Number: LME04719 **Date:** **AUG 22 2011**

100 Middle Street, Portland, ME 04101-4100 **Building Number:** ME4212

THIS AGREEMENT, made and entered into this date by and between Middle Street Office Tower B Associates, LP whose address is 100 Middle Street, Portland, ME 04101-4100

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 **amend the above lease to start the Shell and Operating Rent effective June 15, 2011. A future SLA will be issued to reconcile and commence the Tenant Improvement Amortization at substantial completion.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **June 15, 2011** as follows:

- 1) **TO HAVE AND HOLD** the said premises with their appurtenances for the term beginning on **June 15, 2011** (rent commencement date) through **June 14, 2018**, subject to termination rights as may be hereinafter set forth.
- 2) To amend Paragraph 4 of this lease for a partial rent commencement for shell and Operating Cost Base only by striking "Years 1 through 7: Annual rent of \$191,680.20 calculated at Shell Rent of \$133,532.00 (\$19.00 per RSF), Operating Cost Base of \$47,151.00 (\$6.71 (rounded) per RSF), Tenant Improvements of \$8,756.42 (\$1.25 (rounded) per RSF), Building Specific Security of \$2,240.78 (\$0.32 (rounded) per RSF) and payable at the rate of \$15,973.35 per month in arrears" and substituting the following:

"Years 1 through 7: Annual rent of \$182,923.78, payable at the rate of \$15,243.64 per month, in arrears;
- 3) To further acknowledge that a Supplemental Lease Agreement (SLA) will be established to reconcile the Tenant Improvement Allowance retroactively to the effective date of the rent commencement and confirm said rental adjustment to include the amortization of Tenant Improvement Allowance as referenced in Paragraph 16 TENANT IMPROVEMENT ALLOWANCE per the Lease.

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, Middle Street Office Tower B Associates, LP

By _____
(Signature)

Director, Maine Trust, Inc.
Manager of General Partner

(Title)

In Presence _____

(Address)

United States Of America, General Services Administration, Public Buildings Service.

Leasing Contracting Officer
(Official Title)