

**Lease Amendment  
Number 1**

**Lease Number:** LNH04864      **Date:** April 12, 2012

59 Chenell Drive, Concord, NH 03301-8548

THIS AGREEMENT, made and entered into this date by and between Miramar LLC 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 give the Notice to Proceed with construction.

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

- Notice to Proceed:** This Lease Amendment (LA) represents your Notice to Proceed (NTP) with the construction of the tenant improvements in the amount of **\$159,536.81** (the final Lessor-submitted cost proposal is attached hereto and identified as Attachment #1). This is a do not exceed amount which is the total cost for the complete build out of all Tenant Improvements inclusive of all the specifications of the RLP, lease, management and architectural fees, profit, and overhead. The NTP is for the construction documents created by Kurt Lauer and Joe Spain, referenced as (A1-1) (AD-1), (AO-1 and AO-2) (EX), (FP-1), (M1-1), and (E-1 and E-2). The lease requires completion of the construction no later than 60 working days from the Notice to Proceed. If the TI allowance in the lease is more than the above NTP, the rental rate will be adjusted downward in accordance with other provisions of 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

By

President  
(Title)

In Presence of

(Signature)

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

(Signature)

Contracting Officer  
(Official Title)