

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 03	TO LEASE NO. GS-01B-04596	DATE 6/3/2011	PAGE 1 of 2
--	------------------------------	------------------	----------------

ADDRESS OF PREMISES
716 Brook Street, Rocky Hill, CT 06067

PDN # 150017972

THIS AGREEMENT, made and entered into this date by and between WE 716 BROOK STREET LLC

whose address is c/o Winstanley Enterprises LLC
150 Baker Ave Ext
Concord, MA 01742

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 establish the rent commencement date and order additional tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 3, 2011 as follows:

- I. In separate correspondence dated June 28, 2010, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$927,536. Subsequently, the Government has authorized additional costs of \$ 42,022.70 for change orders during construction. See attached "Change Order Log" dated May 31, 2011.
- II. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$ 42,022.70, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at 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 must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Mark Shinto
Thomas P. O'Neill, Jr Federal Building
Room 1010
10 Causeway Street
Boston, MA 02222-1021

Continued on Page 2

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

LESSOR

SIGNATURE <i>Adam D. Winstanley</i>	NAME OF SIGNER Adam D. Winstanley
--	--------------------------------------

ADDRESS
Winstanley Enterprises LLC, 150 Baker Avenue Ext., Ste. 303, Concord, MA 01742

IN PRESENCE OF

SIGNATURE <i>Judy S. Sommers</i>	NAME OF SIGNER Judy S. Sommers
-------------------------------------	-----------------------------------

ADDRESS
Winstanley Enterprises LLC, 150 Baker Avenue Ext., Ste. 303, Concord, MA 01742

UNITED STATES OF AMERICA

SIGNATURE <i>Mark S. Shinto</i>	NAME OF SIGNER Mark S. Shinto
	OFFICIAL TITLE OF SIGNER LEASING CONTRACTING OFFICER

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0017972

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS: ADW & [Signature]
LESSOR GOV'T