

Supplemental Lease Agreement Number 2

Lease Number: GS-01B-04673 **Date:** OCTOBER 26, 2011

6 Armstrong Road, Shelton, Connecticut 06484-4722

THIS AGREEMENT, made and entered into this date by and between ARMSTRONG PARK ASSOCIATES whose address is: c/o Fusco Management, LLC, 555 Long Wharf Drive, Suite 14, New Haven, CT 06511-5901 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to set forth the rental rate:

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

1. LESSOR HEREBY LEASES TO THE GOVERNMENT AND THE GOVERNMENT HEREBY LEASES FROM THE LESSOR THE FOLLOWING DESCRIBED PREMISES:

An area of 6,596 Rentable Square Feet (RSF) (5,771 ANSI/BOMA Square Feet), with a Common Area Factor of 1.14300 of office and general purpose space located on the 2nd floor of the building located at 6 Armstrong Road, Shelton, CT 06484-4722 (hereinafter the "Building"). All parking, all improvements and all amenities being collectively hereinafter referred to as the "Premises" or the "Leased Premises", all of which are leased to the Government together with any and all appurtenances, rights, privileges and easements now or hereafter benefiting, belonging or appertaining thereto, including without limitation use of all common areas and facilities, and rights of ingress and egress to the Building, the Leased Premises and all common areas and appurtenances, to be used for general Government purposes as determined by the General Services Administration. As part of the rental consideration, Lessor shall provide twenty-two (22) unenclosed, surface Parking Spaces located at the Premises. The Government shall have access to the above spaces 24 hours a day, 365 days a year.

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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: Armstrong Park Associates

By

(Signature)

Edmund J. Fusco

(Title)

In Presence of

(Signature)

(Address)

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

(Signature)

Contracting Officer

(Official Title)

The changes in square footage and Common Area Factor from SLA 1 to SLA 2 are due to a need for more space to meet the agency space requirement and a necessary change in the floor plan. An additional 35 ANSI/BOMA square feet, included in the number above, shall be at no additional cost to the Government.

2. PARAGRAPH 9 OF THE LEASE IS DELETED IN ITS ENTIRETY AND REPLACED AS FOLLOWS:

The Lease term shall be for a period of ten (10) years. The Lease Commencement date shall be June 16, 2011 and the Lease shall end on midnight of June 15, 2021.

3. PARAGRAPH 10 OF THE LEASE IS DELETED IN ITS ENTIRETY AND REPLACED AS FOLLOWS:

The Government may terminate this Lease in whole or in part at any time on or after June 16, 2016 by giving at least one hundred twenty (120) days' prior notice in writing to the Lessor and no rental shall accrue after the effective date of termination.