

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-01B-04691	DATE 12/20/2010	PAGE 1 of 1
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ADDRESS OF PREMISES
344 Merrow Road, Tolland, CT 06084

THIS AGREEMENT, made and entered into this date by and between Merrow Properties, LLC

whose address is: 51 Lawlor Road
Tolland, CT 06084

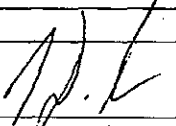


hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements.

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

- I. Notice to Proceed is given to construct the Tenant Improvements shown on drawings A-1 and A-2 (both dated October, 26, 2010) and addendum dated November, 22, 2010, all prepared by Lasse Aspelin & Associates, consistent with and inclusive of all the requirements of the SFO and any special requirements of the SFO and any requirements as part of this lease.
- II. The parties agree that the total cost for construction is in the amount of \$119,936.50 per your proposal dated December 10, 2010, and attached hereto as Exhibit "A". The parties further agree that no changes may be made to the price or scope of tenant improvements without the prior written consent of the contracting officer. The Lease includes a TI allowance of \$177,960. Upon substantial completion and acceptance of the demised premises by the Government, any unused portion of the TI allowance shall be returned to the Lessor in exchange for a decrease in rent in accordance with other provisions of the Lease.

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

LESSOR	
SIGNATURE 	NAME OF SIGNER John D. Summers
ADDRESS 51 Lawlor Rd, Tolland, CT 06084	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Julie B. Dylch
ADDRESS [REDACTED]	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Richard J. Reynolds
OFFICIAL TITLE OF SIGNER Contracting Officer	