

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-01B-04798	DATE 7/15/2011	PAGE 1 of 2
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ADDRESS OF PREMISES

354 Main Street, Gardner MA 01440

THIS AGREEMENT, made and entered into this date by and between 354 Main Street, LLC

Whose address is c/o Lisciotti Development Corp.

83 Orchard Hill Park Drive

Leominster, MA 01453

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 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 July 15, 2011, as follows:

- I. The total costs for tenant improvement is \$201,805.00. The Tenant Improvement Allowance is \$193,353.33. The tenant improvements exceed the tenant improvement allowance by \$8,451.67. The Government hereby orders the balance of \$8,451.67. Notice is hereby given to proceed with the construction for tenant improvements in the amount not to exceed of \$201,805.00.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$8,451.67, 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

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

LESSOR

SIGNATURE

354 Main St., LLC

NAME OF SIGNER

by:

ADDRESS

83 Orchard Hill Park Drive, Leominster, MA 01453

Gregg Lisciotti, manager

IN PRESENCE OF

SIGNATURE

ADDRESS

83 Orchard Hill Park Drive, Leominster, MA 01453

NAME OF SIGNER

Barbara Connolly

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

A copy of the invoice must be provided to the Contracting Officer at the following address:

U.S General Services Administration
Attn: Richard T. Reynolds, Contracting Officer
Leasing Contracting Officer
Real Estate Acquisition Division
Public Buildings Service
New England Region
Thomas P. O'Neill, Jr Federal Building
10 Causeway Street, Room 1010
Boston, MA 02222-1021

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 #

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

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (1 pages).

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

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

INITIALS:

LESSOR

GOVT

INITIALS:

LESSOR

GOVT

INITIALS: _____ LESSOR
 _____ GOVT