

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02 TO LEASE NO. LCT04871 DATE 8/29/2012 PAGE 1 of 8

ADDRESS OF PREMISES

850 Canal Street, Stamford, CT, 06902-6943

THIS AGREEMENT, made and entered into this date by and between Antares SHS LP

Whose address is c/o BLT Management LLC
100 Washington Boulevard
Suite 200
Stamford, CT 06902-9302

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 provide Change Order# 01 and order tenant improvements.

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

- I. The Tenant Improvement Allowance is for \$904,471.35. In separate correspondence dated 3/14/2012, the Government issued a Notice to Proceed for Tenant Improvements in the amount of [REDACTED] Change order #1 is for [REDACTED] which brings the total costs for tenant improvements to \$1,376,913.00. The tenant improvements exceed the Tenant Improvement Allowance by \$472,441.65. The Government hereby orders the balance of \$472,441.65. Notice is hereby given to proceed with the construction for tenant improvement in the amount not to exceed of \$1,376,913.00.

CHANGE ORDER LOG			
#	Description	Date	Cost
1	Provide and install one (1) Da-Lite Advantage Electrol Projection Screen & Accessories in room 201 (Public Reception Room) to include, but not limited to screen surface matte white; square format dimensions 84" x 84"; built-in control options low voltage control advantage; and electric screen control single motor low voltage control system with a three button wireless radio frequency remote receiver, The Tenant does not want the three button wall switch accessible feature. Their intent is to have the system controlled only by wireless three-button remote control.	5/21/2012	[REDACTED]
Total			\$ [REDACTED]

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

LESSOR

SIGNATURE [Signature] NAME OF SIGNER Carl R. Kuehner, Authorized Signatory
ADDRESS 100 Washington Blvd - Suite 200, Stamford, CT 06902

IN PRESENCE OF

SIGNATURE [Signature] NAME OF SIGNER James Phillips
ADDRESS 100 Washington Blvd - Suite 200, Stamford, CT 06902

UNITED STATES OF AMERICA

SIGNATURE [Signature] NAME OF SIGNER Richard T. Reynolds
OFFICIAL TITLE OF SIGNER Contracting Officer

- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$472,441.65 upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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
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

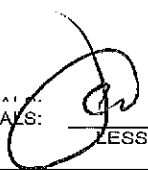

A proper invoice must include the following:

- 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 Lessor hereby waives restoration as a result of all improvements.

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

INITIALS:  LESSOR &  GOV'T

INITIALS: _____ LESSOR
_____ GOV'T

GSA FORM 276 (REV. 8/2006) BACK