

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 03 TO LEASE NO. LCT04871 DATE 8/29/2012 PAGE 1 of 15

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# 02 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 \$1,371,806.00. Previous change order total is for [REDACTED]. This Change Order #2 is for [REDACTED], which brings the total costs for tenant improvements to \$1,386,233.00. The tenant improvements exceed the Tenant Improvement Allowance by \$481,761.65. The Government hereby orders the balance of \$481,761.65. Notice is hereby given to proceed with the construction for tenant improvement in the amount not to exceed of \$1,386,233.00.

CHANGE ORDER			
#	Description	Date	Cost
2	Provide and install one (1) Smart Board in Room 208 (Meeting Room). Specific requirements include: Smart Board Model: SBX-685ix; Size: 77-1/2" W x 49-1/2" H x 5-1/8" D; Projector Size: 17-2/5" W x 10-3/5" H x 16-1/2" D; Remote Control: 1-5/8" W x 3-3/8" H x 1/4" D; Smart Audio System Speakers; Full turn-key Installation; and one (1) Quad Electrical Outlet Centered behind Board.	6/11/2012	[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 Carol R. Kuehner Antares SHS LP

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 \$481,761.65 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:

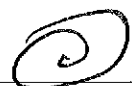

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

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:
INITIALS:


LESSOR & 
GOV'T

INITIALS: _____ LESSOR
INITIALS: _____ GOV'T

GSA FORM 276 (REV. 8/2008) BACK