

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. LCT04871	DATE April 9, 2012	PAGE 1 of 2
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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 the Notice to Proceed (NTP) and order tenant improvements which exceed the tenant improvement allowance.


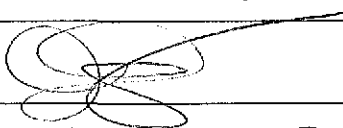

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution, as follows:

- I. The total costs for the tenant improvements is \$1,371,806.00. The Tenant Improvement Allowance is \$904,471.35. The tenant improvements exceed the Tenant Improvement Allowance by \$467,334.65. The Government hereby orders the balance of \$467,334.65. Notice is hereby given to proceed with the construction for tenant improvements in the amount not to exceed of \$1,371,806.00.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$467,334.65 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 	NAME OF SIGNER CARL R. KUTHANSEN, Authorized Signatory
ADDRESS 100 WASHINGTON BLVD; SUITE 200; STAMFORD, CT 06902	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER James Rhines
ADDRESS 100 WASHINGTON BLVD; SUITE 200, STAMFORD, CT 06902	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Richard T. Reynolds OFFICIAL TITLE OF SIGNER 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, 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 Tenant Improvement costs include construction drawings T0.00, G1.00, G1.01, G1.02, G1.03, G1.04, A1.00, A1.01, A2.00, A2.01, A4.00, A4.01, A5.00, A8.01, A8.02, A8.03, A8.04, A10.11, DFP1.01 (95%), FP1.01 (95%), FP2.01 (95%), FP2.02 (95%), FP3.01 (95%), DP1.01 (95%), P1.01 (95%), P2.01 (95%), P2.02 (95%), P3.01 (95%), DM1.01 (95%), M1.01 (95%), M2.01(95%), M2.02 (95%), M3.01 (95%), DE1.01 (95%), DE1.02 (95%), E1.01 (95%), E1.02 (95%), E1.03 (95%), E2.01 (95%), E2.02 (95%), E2.03 (95%), E3.01 (95%), G-01, TS-100, TS-102, TS-200, TS-202, TS-0400, TS-0401, TS-0402, A5.01, A5.02, S1.00, S2.01 prepared by Newman Architects, titled "Newman Project No. 20110004.00", and dated 1/10/12, 1/11/12, & 1/20/12; Tenant's Technical Security Installation document dated 1/10/2012; Assumptions and Clarifications document dated 1/18/2012, new stairway, lease agreement documents, and all design meeting minutes. Excluded from the Tenant Improvement costs are site bollards, projection screens, fire extinguishers, exterior signage, and interior signage.
- IV. SF2 paragraph 6(f) is hereby deleted as the cost of the internal stairwell is now included in the tenant improvements cost as noted above.
- V. Contract changes can only be approved in writing and directed by the GSA Contracting Officer. Tenant agencies or Government technical representatives are not authorized to make any changes (including changes to the Lease documents). Lessor will have seven (7) calendar days to provide pricing for the potential change order. Change orders must be sent to GSA from the Lessor with ALL applicable fees included in the total. All change orders will be itemized and broken out to show the labor, materials, equipment, taxes, and any other costs. Lessor will include all support documentation such as drawings or specifications. Failure to do this will cause a delay in GSA approving the change order. The change order costs will be reviewed to determine if the costs are fair & reasonable.
- VI. 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