

**Supplemental Lease Agreement**  
Number: 1

Lease Number: LME04690

Date:

OCT 27 2011

Address of Premises:

100 Middle Street, Portland, ME 04101

Building Number: ME4212

THIS AGREEMENT, made and entered into this date by and between: **Middle Street Office Tower B Associates, LP**

whose address is 100 Middle Street, Portland, ME 04101

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

WHEREAS, the parties hereto desire to amend the Lease to start the Shell and Operating Costs.

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

1) Term/Rent Commencement: Part II, Section B. "Term" of the Lease, is hereby deleted in its entirety and the following is substituted in its place:

"To have and to hold, for the term commencing on September 30, 2011 and continuing through September 29, 2016 inclusive. The Government may terminate this Lease in whole or in part at any time on or after September 29, 2013, by giving at least 60 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

[continued on Page 2]

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, Middle Street Office Tower B Associates, LP

By

(Signature)

*PRESIDENT, MAINTRUST, INC.*  
*MANAGER FOR GENERAL PARTNER*

(Title)

Public Buildings Service.

Leasing Contracting Officer  
(Official Title)



Supplemental Lease Agreement No. 1  
Lease No. LME04690

2) To amend Part II, Section B, Box No. 5 & 6 of the Lease, and Paragraph 1 "Annual Rent" in the "Rider to U.S. Government Lease for Real Property" to provide for a partial rent commencement consisting only of Shell Rent and Operating Cost Base by striking "Years 1-2: Annual rent in the amount of \$70,977.54, calculated at the rate of \$29.77 per RSF (of which \$19.00 per RSF is Shell Rent, \$3.56 per RSF is for the Operating Cost Base, and \$7.21 per RSF is for Tenant Improvements), payable in the amount of \$5,194.80 per month in arrears, plus CPI escalations after first year, if applicable;" and substituting the following:

"Years 1-2: Annual rent of \$53,783.04, payable at the rate of \$4,481.92 per month in arrears, plus CPI escalations after first year, if applicable;."

3) The Lessor and the Government acknowledge that a Supplemental Lease Agreement ("SLA") will be executed to reconcile the Tenant Improvement Allowance retroactively to the Rent Commencement Date and to confirm said rental adjustment is to include the amortization of the Tenant Improvement Allowance as referenced in Paragraph 3 "TENANT IMPROVEMENT ALLOWANCE" in the "Rider to U.S. Government Lease for Real Property".

All other terms and conditions of the Lease shall remain in force and effect.

INITIALS: RFW & AMS  
LESSOR GOVT