

SUPPLEMENTAL LEASE AGREEMENT

| | | | |
|---------------------------------------|------------------------------|----------------------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO. 4 | TO LEASE NO. GS-01B-04680 | DATE MAY 25 2011 | PAGE 1 of 1 |
|---------------------------------------|------------------------------|----------------------------|----------------|

ADDRESS OF PREMISES

15 Constitution Drive, Bedford, NH 03110 Building Number NH6121

THIS AGREEMENT, made and entered into this date by and between: Independence Equity Partners, LLC

Whose address is: c/o Aegean Capital, LLC

150 E 58th Street, Suite 2000

New York, NY 10155

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.

INOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective May 5, 2011 as follows:

- I. In separate Change Orders 1 through 10, the Government inspected, accepted and approved Tenant Improvements that exceeded the Tenant Improvement Allowance of \$412,004 by the amount of \$12,843.08. The Government hereby orders the balance of **\$12,843.08**.
- II. Upon substantial completion and acceptance of the demised premises by the Government, the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$12,843.08 which shall be due upon receipt of an original invoice submitted 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

Continued on Page 2

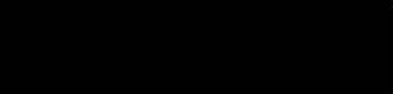
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

| | |
|--|---|
|  | NAME OF SIGNER: <i>Independence Equity Partners, LLC</i> <i>By Aegean Capital LLC its Manager</i> |
| | <i>Chris Tremblay, Director of Property Management</i> |

150 E 58th St. NY, NY 10155

IN PRESENCE OF

| | |
|--|---|
|  | NAME OF SIGNER <i>PETER G. TILDEN, Director of Leasing</i> |
|--|---|

ADDRESS

CAME AL ABACK

UNITED STATES OF AMERICA

| | |
|--|---|
|  | NAME OF SIGNER: Mark Shinto |
| | OFFICIAL TITLE OF SIGNER: Contracting Officer |

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

General Services Administration
Attn: Mark Shinto, Leasing Contracting Officer
10 Causeway Street, Room 1010
Boston, MA 02222

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# PS0018965

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-accepted construction drawings prepared by S.P.A.C.E and dated July 21, 2010 which formed basis for the tenant improvement costs are hereby incorporated into the lease.

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 LESSOR GOVT