

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL LEASE AGREEMENT No. 1	DATE 6/3/2011
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE No. LRI 04551	

ADDRESS OF PREMISES:

130 Bellevue Ave
Newport, RI 02840

THIS AGREEMENT is made and entered into this date by and between Allen, Allen and Korson whose address is:

130 Bellevue Avenue
Newport, RI 02840

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

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

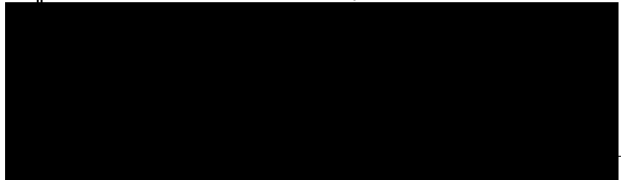
Supplemental Lease Agreement No.1 hereby serves as the "Notice to Proceed" for the Lessor to commence construction of the Tenant Improvements based on the drawings prepared by Cordtson Design Architecture dated Feb 4, 2011, and submitted for Permits.

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

1. On September 17, 2009 the Government executed a contract to lease space at Bellevue Office Park, located at 130 Bellevue Avenue, Newport, RI 02840 to Allen, Allen and Korson under the terms and conditions of Lease LRI04551.
2. The total cost for the Tenant Improvements is \$172,930.00, and no other costs and or fees shall be the permitted unless such costs relate to any Government "Change Orders" (CO). Any such Change Order must be in writing, agreed to and signed by the Government. No other Change Orders will be accepted. The Tenant Improvements cost of \$172,930.00 shall be amortized into the rental payments over the seven (7) year firm term at an interest rate of eight (8) percent.
3. The completion of the Tenant Improvements construction shall be no later than 90 calendar days after receipt of the Government executed "Notice to Proceed".

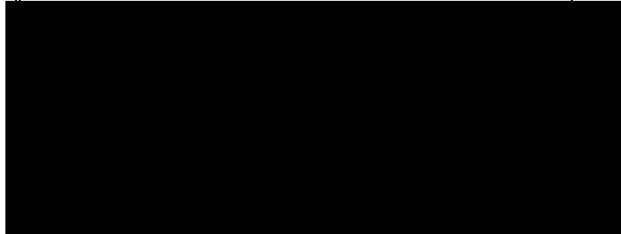
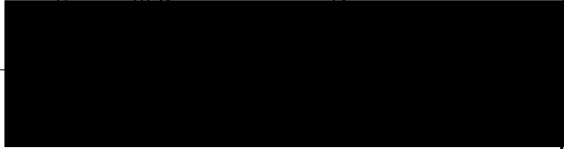
All other terms and conditions of the lease shall remain in full force and effect.

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



Project Manager

IN THE PRESENCE OF (witnessed by): Konda Edmond
(Name)



holds

Contracting Officer, GSA
(Official Title)