

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE **AUGUST**
24, 2011

NO. 01

TO LEASE NO.

GS-01B-04621

ADDRESS OF PREMISES:

30-60 Quaker Lane, Warwick, RI 02886-0111

Building Number: RI 7085

THIS AGREEMENT, made and entered into this date by and between **Baltic Quaker LLC** whose address is: c/o The Baltic Group LLC; 2180 Mendon Road, Suite 11, Cumberland, RI 02864, hereinafter called the Lessor,

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

- Term:** TO HAVE AND TO HOLD the said Premises with their appurtenances for a term of ten (10) years commencing January 12, 2011 (the "Commencement Date"), and ending midnight, January 11, 2021, unless extended or sooner terminated as provided herein or as may be allowed at law or in equity (the "Lease Term").
- Rent:** To change the annual rent, effective January 12, 2011, by striking "\$449,880.00" from Paragraph 4, Years 1 through 5 of the Lease, and substituting therefore "\$326,685.10"; and by striking "\$37,490.00" and substituting therefore "\$27,223.76". The calculation of such rent is set forth in Exhibit A of this document.
- Tenant Improvement Allowance:** Paragraph 16 shall be amended by striking "\$7.20" in the next to the last line of the paragraph and inserting "\$7.43" in its place. The Tenant Improvement Allowance of \$506,315.40, with a value of \$7.43 per rentable square foot is not included in the above-mentioned rent. Upon completion of the tenant improvements referenced in paragraph 5, below, the annual rent shall be adjusted via a Supplemental Lease Agreement.

(continued on page 2)

names as of the above date.

Managing Member

(Title)

IN PRESEN

2180 Mendon Road, Suite 11, Cumberland,
(Address) RI 02864

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

Contracting Officer

(Official Title)

4. **Broker Commission Credit:** Paragraph 19 of the Lease is hereby deleted in its entirety, and the following is substituted in its place:

“The Lessor and the Broker have agreed to a cooperating lease commission to [REDACTED] of the firm term value of this lease consisting of the shell rate, parking rent, base year operating expenses and amortization of tenant improvement less the commission credit to the tenant. The firm term value of the lease is five years multiplied by the total annual rental of [REDACTED] or, [REDACTED] Lessor shall pay the Broker no additional commissions associated with this lease transaction. The total amount of the commission is [REDACTED]. In accordance with the “Broker Commission and Commission Credit” paragraph, the Broker has agreed to forego [REDACTED] ([REDACTED]) of the commission that it is entitled to receive in connection with this lease transaction (“Commission Credit”). The Commission Credit is [REDACTED] and shall be paid in one monthly payments [REDACTED]. The Lessor agrees to pay Commission less the Commission Credit to the Broker in accordance with the “Broker Commission and Commission Credit paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 4 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this commission credit. The reduction in shell rent shall commence and be completed with the first month of the rental payments as indicated in the following schedule for adjusted Monthly Rent:

First month’s rental payment is \$27,223.76. The monthly shell rent is \$19,001.35. The rental payment minus the commission Credit of [REDACTED] equals [REDACTED] which shall be the adjusted first month’s rent.

5. **Alterations.** The Government anticipates that it shall require paint, carpet and alterations to the demised premises. Lessor shall provide all the labor, services, materials and permits to paint, carpet, and alter the demised premises. The Lessor shall contribute 10% of the total cost for only the carpet and paint, and the Government shall pay 90% of the total cost of the cost of paint and carpet and 100% of all other work. The paint, carpet, alterations and all other work that is to be amortized by the Lessor shall be completed within one year of the Government’s execution of this document. A Notice to Proceed shall be issued by the Government prior to Lessor commencing work.

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

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Initials:

Lessor

&

Gov't

8.21.11