

FOURTH EXTENSION OF AND MODIFICATION TO LEASE AGREEMENT

WHEREAS, 477 Time & Temperature LLC, a Delaware Limited Liability Company (successor to 477 Congress LLC who was a successor to October Corporation) with a place of business at 101 Richardson Street, Brooklyn, NY ("Landlord") and Lambert Coffin, P.A., (formerly Black Lambert Coffin & Rudman, P.C.) having a mailing address of 477 Congress Street, Portland, Maine 04101 ("Tenant"); and,

WHEREAS, the Tenant is under a certain Lease dated August 18, 1992, and as amended by an Extension and Modification to Lease dated January 25, 1996, with a commencement date of September 1, 1992 and termination date of August 31, 2002, and as amended by a Second Extension of and Modification to Lease dated July 31, 2002, and as amended by a Third Extension of and Modification to Lease dated September 1, 2006 (The "Lease") for the Premises located on the 13 and 14th floors, located at 477 Congress Street, Portland, Maine, consisting of a space deemed to contain approximately 9,995 +/- square feet of general office space (the "Premises");

WHEREAS, the parties wish to enter into a Fourth Extension of and Modification to said Lease pursuant to the terms set forth herein; and,

NOW, THEREFORE, in consideration of ONE DOLLAR and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant amend and renew the Lease and agree as follows:

1. **LEASE TERM**. The Lease shall be amended by extending the term for ten (10) years, commencing on September 1, 2008 and terminating on August 31, 2018.
2. **ADDITIONAL LEASED PREMISES ON THE 13TH FLOOR**. Tenant and Landlord wish to expand the leased premises to include additional space on the 13th floor known and referred to as suite 1301 (formerly the Sprague space) and consisting of approximately 1,388sf +/- . When combined with Tenant's existing leased premises on both the 13th and 14th floors the leased premises shall from the effective date hereof total approximately **11,383 gross sf +/-** for all the purposes of this lease
3. **RIGHT TO LEASE ADJACENT SPACE**. The Landlord shall notify Tenant fifteen (15) days from the date that any additional space on the 13th floor shall become vacant. Tenant shall then have fifteen (15) days to notify Landlord in writing that it wishes to exercise its right to lease the subject space. If Tenant exercises its option then beginning on the date which is sixty (60) days after either suite has been vacated and made available to Tenant such space and gross square footage (as referenced above) shall be added to and considered a part of the leased premises for all the purposes of the Lease including but not limited to Base rent and percentages for additional rent. The additional leased premises shall be delivered and accepted by Tenant in an "as is" condition. Notwithstanding the addition of any other space at the subject building, if at anytime during the lease term, either pursuant to this paragraph or otherwise, the leased premises comprises the entire 13th floor then when combined with the 14th floor the leased premises shall be deemed to contain 13,200 gross sf +/- for all purposes of the lease.