

**AMENDMENT NO. 12**

**EXTENSION OF RIGHT OF ENTRY FOR NON-EXCLUSIVE USE  
OF PARCEL A-2 AND BURGE WHARF  
BETWEEN PEASE DEVELOPMENT AUTHORITY, DIVISION OF PORTS AND HARBORS  
AND STAR ISLAND CORPORATION**

- Grantor:** Pease Development Authority Division of Ports and Harbors (“PDA-DPH”)
- Grantee:** Star Island Corporation (“Star Island”)
- Premises:** Parcel “A-2” and “Burge Dock” located at the Market Street Marine Terminal as shown on Exhibit A
- Purpose:** Berthing for two (2) corporate vessels and for transporting employees, equipment, refuse and supplies to and from its facilities on Star Island at the Isles of Shoals. Star Island will berth vessels on a permanent basis.

**ROE Commencement Date:** December 20, 2005

---

This Right of Entry (“ROE”) Amendment No. 12 is made effective upon execution, by and between the above referenced Grantor and Grantee:

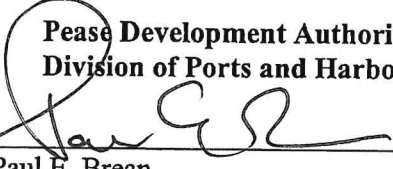
**WHEREAS**, Grantee has requested to modify the length of its vessels as they are replacement vessels for its ROE which is effective through March 31, 2024;

**NOW, THEREFORE**, Grantor and Grantee agree for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that the Right of Entry for Non-exclusive Use of Parcel A-2 and Burge Wharf be amended as set forth below:

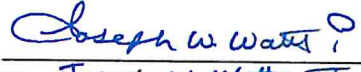
1. **DOCKAGE:** Grantee agrees to pay the following fees for dockage effective immediately of this Amendment 12 of the ROE:
  - a. For the remainder of the Term, \$8,000.00 for one (1) vessel of forty-six (46) feet in length, the Shining Star and one (1) vessel thirty-four (34) feet in length, the Almeda, @ \$100.00 per foot Length Over All (LOA).
2. **ADDITIONAL TERMS:** All other terms and conditions of the ROE, as amended, shall remain in full force.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Amendment No. 12 effective September 29, 2022.

Grantor: **Pease Development Authority -  
Division of Ports and Harbors**

By:   
Paul E. Brean  
Executive Director

Grantee: **Star Island Corporation**

By:   
Name: Joseph W. Watts, IV  
Its: Chief Executive Officer

**EXHIBIT A**

PISCATAQUA RIVER

