Exhibit 10.11  
FIRST AMENDMENT TO LEASE  
THIS FIRST AMENDMENT TO LEASE, dated as of May 22, 2007 (this “Amendment”), between CABOT INDUSTRIAL PROPERTIES, L.P., a Delaware limited partnership (“Landlord”) and QUANEX CORPORATION, a Delaware corporation (“Tenant”), for certain premises located in the building located at 0000 Xxxxxxx Xxxxx, Xxxxxx Xxxx, Xxxxxxxxx (the “Building”).  
RECITALS:  
A. Landlord and Tenant entered into that certain Multi-Tenant Industrial Net Lease dated for reference as of August 28, 2002 (the “Lease”) for approximately 124,269 rentable square feet in the Building (the “Premises”).  
B. Tenant and Landlord wish to extend the Term of the Lease, now scheduled to expire on February 29, 2008.  
C. All terms, covenants and conditions contained in this Amendment shall have the same meaning as in the Lease, and, shall govern should a conflict exist with previous terms and conditions.  
AGREEMENT:  
NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:  
1. Term. The term of the Lease is hereby extended for a period of three (3) years commencing March 1, 2008 and ending February 28, 2011 (“Extension Period”).