

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
ADDRESS OF PREMISES: 35 COURTLAND ST BRIDGEPORT CT 06604-3928 (CT3450)	TO LEASE NO.: GS-01P-LCT04500 PDN Number:

**THIS AMENDMENT** is made and entered into between Courtland Street Partners, LLC, whose address is: 7 Nursery Court, Norwalk, CT 06850-1733 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government;

**WHEREAS**, the parties hereto desire to amend the above Lease to: order tenant improvements to be done, and to issue a Notice to Proceed for such work; and

**NOW THEREFORE**, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

1. Notice to Proceed: This Lease Amendment (LA) is the Notice to Proceed (NTP) to construct all tenant improvements as specified within the lease LCT04500 and all associated documents, and as contained in those construction documents created by Antinozzi Associates referenced as 2015-11-06-14029\_Fullset.pdf which contains drawings (C-101,A-101,A-201,A-601, A-701,A-801, A-850, A-901, FI-101, E-001, E-002, E101, E-301, E-201, E-401, E-402, E-501, E-502, P-001, P-002, P-101, P-201, M-1, M-2, and M-3) and dated February 4, 2015. The total cost for the complete build out of all Tenant Improvements inclusive of any and all A&E fees, Mechanical fees, Project management fees, Lessor profit, and overhead, and any and all other cost is [REDACTED]. Of the total cost for the tenant improvements, \$ 577,915.56 shall be amortized in the rent as per the terms of the lease, and the remaining balance of \$345,638.44 shall be paid in lump sum. Payment shall be made after the Lessor's completion of the Tenant Improvements as noted above and the Government's inspection and acceptance of the space by the Contracting Officer.
2. In the event of any changes to the tenant improvement work, then at the completion of the tenant improvement work, the final cost shall be reconciled and any credits, if applicable, shall be applied against it.

(Lease Amendment No. 01 continues on Page 2)

This Lease Amendment contains two (2) pages.

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

**FOR THE LESSOR:**

Signature: [REDACTED]  
Name: EUGENE BOUGHES  
Title: OWNERS REP  
Entity Name: Courtland St PARTNERS  
Date: 3/29/2016

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: Kathleen F. Reynolds  
Title: Leasing Contracting Officer  
GSA, Public Buildings Service,  
Date: 4/7/2016

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: Fred H. Frassinelli  
Title: PROPERTY MANAGER  
Date: 3/29/2016

- 3) The lease requires completion of the construction no later than 80 working days from the Notice to Proceed provisions of the lease.
- 4) Upon final execution of this LA, lessor shall develop a construction schedule and submit it to the lease contracting officer (LCO) within five (5) working days. The construction schedule shall be reviewed and approved by the Government. Progress meetings will be held, as determined by the LCO.
- 5) Ten (10) working days prior to the Lessor's determination that the space is substantially complete, the lessor shall notify the Government to arrange an inspection. Said inspection and acceptance of the scope of work by the Government shall occur within Seven (7) Calendar days of lessor notification.
- 6) After inspection and acceptance of tenant improvements, lessor shall submit a properly executed invoice, as described below, directly to the GSA Finance office at:

GENERAL SERVICES ADMINISTRATION  
FTS AND PBS PAYMENT DIVISION (7BCP)  
P.O. BOX 17181  
FORT WORTH, TX 76102-0181

OR ELECTRONICALLY AT THE FOLLOWING WEBSITE: FINANCE.GSA.GOV

A COPY OF THE INVOICE SHALL ALSO BE PROVIDED TO THE LEASE CONTRACTING OFFICER AT THE FOLLOWING ADDRESS:

GENERAL SERVICES ADMINISTRATION  
ATTN: RICHARD T. REYNOLDS  
10 CAUSEWAY STREET, ROOM 1010  
BOSTON, MA 02222

A PROPER INVOICE MUST INCLUDE THE FOLLOWING:

- INVOICE DATE
- NAME OF THE LESSOR AS SHOWN ON THE LEASE
- LEASE CONTRACT NUMBER, BUILDING ADDRESS, AND A DESCRIPTION, PRICE, AND THE QUANTITY OF THE ITEMS DELIVERED.
- GSA PDN #

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

INITIALS:

  
LESSOR

&

  
GOV'T