

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 02
	TO LEASE NO.: GS-01P-LCT04939
ADDRESS OF PREMISES: 333 East River Drive, East Hartford, CT (CT3323)	PDN Number: n/a

**THIS AMENDMENT** is made and entered into between **COMMERCE CENTER ONE, L.L.C.** whose address is: c/o Konover Commercial Corporation, 342 North Main Street, Suite 200, West Hartford, CT 06117-2507, 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 performed, 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) The Lessor shall provide all materials, labor and services required for the installation of new carpet ("New Carpet Work") at the Leased Premises, as set forth in Exhibit A to this Lease Amendment No. 02. The cost of the New Carpet work shall not exceed [REDACTED].
- 2) Upon full execution and delivery of this Lease Amendment No. 02, the Lessor shall consider this as a Notice to Proceed with the New Carpet Work in an amount not to exceed [REDACTED].
- 3) Upon acceptance and completion of the New Carpet Work, a Lease Amendment will be executed to adjust the Annual Rent to amortize the New Carpet Work cost of [REDACTED] as a Tenant Improvement Allowance over the remaining Firm Term of the Lease at an interest rate of eight (8) percent (8.0%).
- 4) The Lessor shall provide all materials, labor and services required for the installation of [REDACTED] ("Window Film Work") on the exterior windows of the Leased Premises, as set forth in Exhibit B to this Lease Amendment No. 02. The cost of the Window Film work shall not exceed [REDACTED].

(Lease Amendment No. 02 continued 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: [REDACTED]  
Title: Vice President, Comcen, Inc., Manager  
Entity Name: Commerce Center One, LLC  
Date: 10-16-2015

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Leasing Contracting Officer  
GSA, Public Buildings Service,  
Date: OCT 20 2015

**WITNESSES FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: Melinda S. DeGisi  
Title: Executive Assistant  
Date: 10/16/15

- 5) Upon full execution and delivery of this Lease Amendment No. 02, the Lessor shall consider this as a Notice to Proceed with the Window Film Work in an amount not to exceed [REDACTED].
- 6) Upon acceptance and completion of the Window Film Work, a Lease Amendment will be executed to adjust the Annual Rent to amortize the Window Film Work cost of [REDACTED] as a Building Specific Amortized Capital cost over the remaining Firm Term of the Lease at an interest rate of eight (8) percent (8.0%).

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

INITIALS:

  
LESSOR

&

  
GOV'T