

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 05
	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: modify the Tenant Improvements to be performed, and to issue a Notice to Proceed for such work;

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) **WALL PANEL REMOVAL**

- a) The Lessor shall provide all materials, labor and services required for the removal of a half wall panel in the kitchen located within the Leased Premises, and to paint that area formally covered by such wall panel ("wall panel removal work"), as described in Exhibit A to this Lease Amendment No. 05. The cost of the wall panel removal work shall not exceed [REDACTED].
- b) Upon full execution and delivery of this Lease Amendment No. 05, the Lessor shall consider this as a Notice to Proceed with the wall panel removal work in an amount not to exceed [REDACTED].

2) **CABINET DOORS & HANDLES REPLACEMENT**

- a) The Lessor shall provide all materials, labor and services required for the removal of 12 existing cabinet doors & handles in the kitchen located within the Leased Premises, and replacing them with 12 new plastic laminate cabinet doors & handles ("cabinet work"), as described in Exhibit B to this Lease Amendment No. 05. The cost of the cabinet work shall not exceed [REDACTED].
- b) Upon full execution and delivery of this Lease Amendment No. 05, the Lessor shall consider this as a Notice to Proceed with the cabinet work in an amount not to exceed [REDACTED].

(Lease Amendment No. 5 continued on Page 2)

This Lease Amendment contains one (1) page.

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

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Vice President, Commerce, Inc. Manager
 Entity Name: Commerce Center One LLC
 Date: 2-29-2016

Signature: [REDACTED]
 Name: Michael Strickland
 Title: Leasing Contracting Officer
GSA, Public Buildings Service,
 Date: MAR 03 2016

WITNESSES:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Executive Assistant
 Date: 2/29/2016

- 3) Upon acceptance and completion of the wall panel removal work and cabinet work, a Lease Amendment will be executed to adjust the Annual Rent to amortize \$109,121.93 as a Tenant Improvement Allowance over the remaining Firm Term of the Lease at an interest rate of eight (8) percent (8.0%). The amount of \$109,121.93 reflects the total of the following:
- a) New Carpet Work cost of [REDACTED], as set forth in paragraphs 1-3 of Lease Amendment No. 02, dated October 20, 2015,
 - b) 2nd Coat Work cost of [REDACTED], as set forth in Lease Amendment No. 03, dated January 22, 2016,
 - c) Furniture removal work cost of [REDACTED] as set forth in Lease Amendment No. 04, dated February 25, 2016,
 - d) Wall Panel Removal Work cost of [REDACTED], as set forth in this Lease Amendment No. 05, and
 - e) Cabinet Work cost of [REDACTED], as set forth in this Lease Amendment No. 05.

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

INITIALS:


LESSOR

&


GOV'T