

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.2
ADDRESS OF PREMISES: 201 Maple Street, Chelsea, MA	TO LEASE NO. GS-01B-(PEA)-04496 PDN Number:
	DATE: APR 30 2013

THIS AGREEMENT, made and entered into this 1st day of April 2013, by and between Emerald Corporate Center, LLC (the "Lessor"), having a business address at 180 Second Street, Suite 204, Chelsea, MA 02150 and the General Services Administration, acting as agent for the United States Government ("GSA").

WHEREAS, the Lessor and the GSA desire to amend the above-referenced lease (the "Lease")

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the Lessor and GSA agree that the Lease is amended as follows:

1. Section 9 of the SF 2 of the Lease, "NOTICES", is hereby revised by deleting the Lessor's address as stated there in and substituting in its place the following:
 - i. With regard to any document requiring a signature:

ACS Development Corporation
397 Main Street
Woburn, MA 01801
ATTN: Ms. Patricia Simboli
 - ii. With regard to any document not requiring a signature:

Emerald Corporate Center, LLC
180 Second Street, Suite 204
Chelsea, MA 02150
ATTN: Ms. Patricia Simboli

This Lease Amendment contains two (2) pages.

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

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

FOR THE LESSOR:

Signature:

Name:

Title:

Entity Name:

PATRICIA SIMBOLI

MANAGER

Emerald Corporate Center LLC

FOR THE GOVERNMENT:

Signature:

Name:

MICHAEL STROBEL
Lease Contracting Officer
GSA, Public Buildings Service
New England Region

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

MEAGHAN HOBAN

ASSOCIATE

LMA04496 LA #2

2. The first sentence of Section 1.19., Paragraph A. of the Lease is hereby deleted in its entirety and the following substituted in its place:

The entire leased premises must be completed and ready for occupancy by "DATE TO BE DETERMINED" based on a start date of "1 April 2013".

3. In accordance with Section 2.12 of the Phase I and II SFOs the Lease is hereby amended by deleting Project Managers, Thomas Ellis, Heery International and Douglas Karam, KVAssociates; General Contractors, Bradford S. Dimeo and Mark Imse, Dimeo Construction and substituting in their place the following:

Project Manager, James Kirby of Commercial Construction Consulting-C3
General Contractor, John Moriarty of John Moriarty and Associates

4. The first sentence of Section 4.16, Paragraph A of the Phase II SFO of the Lease is hereby deleted in its entirety and the following substituted in its place:

"The design and construction schedule shall commence on 1 April 2013."

5. Lessor waives no claim or action it may have for cost increases or delay of schedule that has been imposed upon the schedule through the date of this LA No. 2".

INITIALS: JS
Lessor

& JB
Government