

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 9 Rev. 1 TO LEASE NO. LMA04496
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	Date (to be applied by Government on date of execution) NOV 20 2015

THIS AGREEMENT, made and entered into this 20th day of November, 2015, by and between Emerald Corporate Center, LLC (the "Lessor"), having a business address at 180 Second Street, Chelsea, MA 02150, and the General Services Administration, acting as agent for the United States Government (the "Government").

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

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

1. The Revised Room Data Matrix. The [REDACTED] Nationwide Program of Requirements, Solicitation for Offers Number 2818A, dated September 09, 2008, as amended January 2009, and as incorporated into the Lease (the "POR") is hereby amended to delete the following in their entirety: (i) Section 13.0 "DIAGRAMS" (pages 83 through 113 of 150); (ii) Section 14.0 "APPENDIX 1: ROOM DATA MATRIX" (pages 114 through 124 of 150); and (iii) Section 15.0 "APPENDIX 2: ROOM DATA MATRIX LEGEND" (pages 125 through 146 of 150) and substitute the following in place of each:

- (a) "Boston Field Office, REVISED SECTION 13: DIAGRAMS & APPENDIX 2: ROOM DATA MATRIX LEGEND" version 13.1.C.2, dated January 14, 2014, (pages 1 through 54 of 54), attached hereto, and by this reference incorporated herein, being comprised of the following:

{Continued on Page 2 of 2}

This Lease Amendment contains a total of 87 pages

All other terms and conditions of the Lease shall remain in full force and effect. It is agreed that no schedule impacts have resulted from these changes.

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

FOR THE LESSOR:

Signature: [REDACTED]
 Name: PATRICIA SIMBOL
 Title: MANAGER
 Entity Name: ECC LLC
 Date: 30 OCTOBER 2015

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Michael Strobel
 Title: Contracting Officer
GSA, Public Buildings Service
 Date: NOV 20 2015

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Edward Ryan
 Title: Sr. Project Mgr - Skanska
 Date: 11/4/15

- (1) Section 13.0, DIAGRAMS (pages 4 through 29 of 54), attached hereto as **Exhibit A**;
- (2) Section 14, APPENDIX 1: ROOM DATA MATRIX, Boston Office: Boston Version 13.1.C.2 (pages 1 through 12 of 12), attached hereto as **Exhibit B**; and
- (3) Section 15.0, APPENDIX 2: ROOM DATA MATRIX LEGEND (pages 31 through 54 of 54), attached hereto as **Exhibit A**.

The Government previously transmitted each of these documents to the Lessor under cover of Government Correspondence No. OL 018, dated February 21, 2014.

- (b) Further Revised Room Data Matrix, "Field Office: Boston Version 13.1.C.2", dated March 19, 2014, (pages 1 through 8 of 8), attached hereto as **Exhibit C** and by this reference incorporated herein.

This document clarifies the document incorporated into the Lease under Subsection 1. a. 2 above, i.e., Section 14, APPENDIX 1: ROOM DATA MATRIX, Boston Office: Boston Version 13.1.C.2, dated January 14, 2014, (pages 1 through 12 of 12).

The Government previously transmitted this document to the Lessor under cover of Government Correspondence No. OL 022, dated March 20, 2014.

- 2. On Grade Room Recommendations. The document entitled "On Grade Room Recommendations", Version 13.1.C.2, dated February 19, 2014, (page 1 of 1), attached hereto as **Exhibit G**, is hereby incorporated into the Lease.

The Government previously transmitted this document to the Lessor under cover of Government Correspondence No. OL 018, dated February 21, 2014.

- 3. Proposed Change Order No. 20r3 (PCO No. 20r3) – "Scope and Cost Impact – from January 2009 RDM and RDM Legend to March 2014 RDM and RDML" as described above and in ECC's proposals dated December 11, 2014 and revised September 17, 2015 (10 pages), attached hereto as Exhibit H, is hereby incorporated into the Lease.

Total Net Credit to the Government for the above listed Revisions and Changes, as depicted in ECC's Proposed Change Order Number 20r3 (PCO No. 20r3): [REDACTED]

INITIALS:  LESSOR &  GOV'T