

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 23
LEASE AMENDMENT	TO LEASE NO. LMA04496
ADDRESS OF PREMISES 201 Maple Street, Chelsea, MA 02150	PDN Number: PS0037553

THIS AMENDMENT is made and entered into between: Emerald Corporate Center, LLC

whose address is: 180 SECOND STREET CHELSEA MA 02150  
~~337 Main Street, Chelsea, MA 02150~~

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. .

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, effective MAR 02 2017 as follows:

1. The Lessor shall furnish all labor, materials, permitting, supervision, maintenance and equipment, unless otherwise stated, to accomplish the following work in accordance with the Lessor's offered proposals Attachment#1 which generally provides for:
  - Garage Signage.
2. The proposed amount for this work shall be Three Thousand, Six Hundred and Thirty-Eight dollars and Forty-three cents (\$3,638.43). Work is to be performed during normal business hours, unless otherwise scheduled and agreed upon between the Government and the Lessor.
3. Upon completion of the work and acceptance by the Contracting Officer's Representative, the Government shall pay the Lessor lump sum payment not to exceed be Three Thousand, Six Hundred and Thirty-Eight dollars and Forty-three cents (\$3,638.43) for full consideration of this work. Request for payment shall be made by submission of an invoice after completion and acceptance of the work by the Government.
4. All invoices shall be forwarded to:

Original Invoice  
General Service Administration  
Greater Southwest Finance Center  
Attn: PBS Payments Branch (BCFA)  
P.O. Box 17181, Fort Worth, TX 76102

Send Copy of Invoice to:  
General Services Administration  
Attn: Tonya Odom  
John W. McCormack PO & Courthouse  
5 Post Office Square, Suite 320 Boston MA 02109-3945

This Lease Amendment contains {2} pages.

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

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

**FOR THE LESSOR:**

Entity Name: Emerald Corporate Center, LLC

Signature: 

Name: PATRICIA SIMBOLI

Title: President MANAGER

Entity Name: EMERALD CORPORATE CENTER LLC

Date: 7 FEBRUARY 2017

**FOR THE GOVERNMENT:**

Signature: 

Name: Michael Strobel

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: MAR 02 2017

**WITNESSED FOR THE LESSOR BY:**

Signature: 

Name: Theris Mangano-Linnell

Title: Associate

Date: 7 February 2017

**NOTE: THE CONTRACTOR MUST REFERENCE ON THEIR INVOICE THE PEGASYS DOCUMENT NUMBER (PDN)  
PS0037553**

1. **NON-PAYMENT FOR ADDITIONAL WORK:** Any additional supplies or services or a change which may be performed by the contractor, either at his own volition or at the request of an individual other than a duly appointed contracting officer, except as may be explicitly authorized in the contract/order are not authorized and will not be paid. Only a duly appointed contracting officer is authorized to change specifications, terms and conditions of this contract.
2. FAR 52.246-12 Inspection of Construction, FAR 552-246-72 Final Inspection and Test, FAR 52.246-21 Warranty of Construction and General Conditions for Lease Alterations are incorporated.
3. **CONTRACTOR'S STATEMENT OF RELEASE:** In consideration for the modification(s) agreed to herein as complete equitable adjustments for the contractor's proposal for the work to be performed in accordance with this supplemental lease agreement, the contractor hereby releases the Government from any and all liability under the contract for further equitable adjustments attributed to such facts or circumstances giving rise to the proposal for adjustments.

INITIALS:

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LESSOR

&

AS  
GOVT