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

THIS AGREEMENT, made and entered into this ____ day of December, 2016, 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"). The Government is the Tenant under the Lease.

WHEREAS, pursuant to the Lease, the Lessor has undertaken construction of a build-to-suit facility as more particularly described in the Lease (the "Construction");

WHEREAS, SFO Phase II, Paragraphs 1.19C & D of the Lease define the Substantial Completion Date of the Construction as September 30, 2016 (the "Substantial Completion Date") and SFO Phase II, Paragraph 1.19A of the Lease defines the Final Completion Date of the Construction as October 31, 2016 (the "Final Completion Date"); and

WHEREAS, as a consequence of certain impacts, for which the Government bears no responsibility whatsoever, the Lessor has requested a fourteen (14) calendar day extension of both the Substantial Completion Date and the Final Completion Date (collectively, the "Extension"); and

WHEREAS the Government is willing to amend the Lease to incorporate the Extension without exercising its right any and all remedies delineated in Paragraph 4.11 of the Phase II SFO portion of the Lease (the "Remedies") provided that the Lessor releases the Government from any and all obligations of any nature whatsoever with regard to the Settlement PCOs, as more particularly described below.

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

1. Extension. The Substantial Completion Date as defined in the Lease is hereby extended from September 30, 2016 to October 14, 2016, and further the Final Completion Date as defined in the Lease is hereby extended from October 31, 2016 to November 14, 2016.

2. Settlement PCOs. The Lessor shall, at no cost whatsoever to the Government, furnish all the work and materials and install any and all equipment as the same may be required, defined, and/or described in the following Proposed Change Orders ("PCOs") which are by this reference incorporated herein as Exhibit A (collectively, the "Settlement PCOs"):

- A. ECC PCO No. 95 – Bi-Directional Amplifier – Tenant Security Enhancement (dated 7/11/16)
- B. ECC PCO No. 102 – RFI 603: Revised Night Duty RFT Layout (dated 5/16/16)
- C. ECC PCO No. 113 – Sanitary Napkin Location Revisions (dated 9/6/16)
- D. ECC PCO No. 125 – Revisions to POR: UPS Load bank Requirement (Section 17) (dated 10/14/16)
- E. ECC PCO No. 126 – Mail and Loading Dock Exhaust POR Revision (dated 10/14/16)
- F. ECC PCO No. 127 – EOC Lighting Control Modification (dated 10/14/16)
- G. ECC PCO No. 128 – Installation of Roof Mounted Cameras (Greater than the POR Height) (dated 10/14/16)
- H. ECC PCO No. 129 – Revise First Floor Kitchenette Flooring to VCT (dated 10/14/16)
- I. ECC PCO No. 130 – Floor Finish Revisions – VCT and Carpet – Pre RFP 16 (dated 10/14/16)

INITIALS:


LESSOR

&

GOV'T

3. Lessor Release of the Government. The Lessor does hereby forever waive, release, relinquish, remise and discharge the Government from any and all losses, costs or expenses (including reasonable attorneys' fees), damages, demands, liabilities, claims, actions, causes of action, suits, or judgments whatsoever, of every name and nature, in law and in equity, which the Lessor ever had, now has or might in the future have (and whether or not asserted) against the Government arising from, pursuant to, or bearing any relationship whatsoever to the Settlement PCOs.

4. Government Release of Lessor. The Government does hereby forever waive, release, relinquish, remise and discharge the Lessor from any and all losses, costs or expenses (including reasonable attorneys' fees), damages, demands, liabilities, claims, actions, causes of action, suits, or judgments whatsoever, of every name and nature, in law and in equity, which the Lessor ever had, now has or might in the future have (and whether or not asserted) against the Lessor arising from, pursuant to, or bearing any relationship whatsoever to any obligation, as delineated in the Remedies, with regard to the Extension.

5. Notwithstanding the foregoing, nothing in this Lease Amendment is intended to or does impact the Lessor's right, pursuant to the provisions of Paragraph 7 of Lease Amendment 5 of the Lease, to seek adjustment of the Operating Costs Base as provided therein.

References and Attachments: The following are attached hereto and by this reference incorporated herein:

Exhibit A Settlement PCOs 95, 102, 113, 125, 126, 127, 128, 129 and 130
Exhibit B Government Letter OL 395 to ECC dated September 13, 2016
Exhibit C Government Letter OL 396 to ECC dated September 15, 2016
Exhibit D ECC Letter to the Government dated September 26, 2016
Exhibit E Government Letter OL 398 to ECC dated September 29, 2016

This Lease Amendment contains 73 pages.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

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

FOR THE LESSOR:

Signature: _____
Name: Patricia Simboli
Title: Manager
Entity Name: Emerald Corporate Center, LLC
Date: 12-28-16

FOR THE GOVERNMENT:

Signature: _____
Name: Michael Strobel
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: SAM WEBB
Title: ATTORNEY
Date: 12-28-16

INITIALS: PS & _____
LESSOR GOV'T