

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 17
	TO LEASE NO. LMA04496
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	Date (to be applied by Government on date of execution) <p style="text-align: center; font-size: 1.2em;">JUL 19 2016</p>

THIS AGREEMENT, made and entered into this 19th day of JULY, 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").

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 acknowledged, the Lessor and GSA agree that the Lease is amended as follows:

- Proposed Change Order No. 24r5 (PCO No. 24r5) is to **Incorporate the RCFL into the Build-out (To be located on 1st and 5th Floors)** as described in GSA RFP No. 003 dated August 5, 2014 and revised in GSA RFP No. 003 Rev.1 dated February 27, 2015 and proposed in ECC's PCO No. 24 dated June 26, 2015, revised in ECC's PCO No. 24r1 dated September 17, 2015, revised in ECC's PCO No. 24r2 dated December 11, 2015, revised in ECC's PCO No. 24r3 dated January 21, 2016, revised in ECC's PCO No. 24r4 dated February 1, 2016 and further revised in ECC's PCO. No. 24r5 dated March 14, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 24r5): [REDACTED]

This Lease Amendment contains 593 pages including this page.

All other terms and conditions of the lease shall remain in force and effect. No schedule or related costs impacts have resulted from these changes. This Lease Amendment settles any and all schedule and cost impacts from the changes included herein.

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

FOR THE LESSOR:

Signature: [REDACTED]
Name: Patricia Simboli
Title: Manager
Entity Name: Emerald Corporate Center, LLC
Date: 12 July 2016

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Michael Strobel
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: JUL 19 2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Chris Manatts - Lornell
Title: Associate
Date: 13 July 2016

INITIALS:

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LESSOR

&

[Signature]
GOV'T

2. Proposed Change Order No. 25r2 (PCO No. 25r2) is for **Second Floor Area 30.99 Rooms Revisions (Tech Center Revisions)** as described in GSA RFP No. 006 dated October 29, 2014, revised by GSA letter OL 313 dated March 31, 2016 and GSA letter OL 315 dated April 1, 2016 and proposed in ECC's PCO No. 25 dated September 8, 2015 and revised December 7, 2015, revised in ECC's PCO No. 25r1 dated February 9, 2016 and further revised in ECC's PCO No. 25r2 dated May 5, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (**PCO 25r2**):



3. Proposed Change Order No. 28a-r1 (PCO No. 28a-r1) is for adding the **Sound Masking System – Design and Construction** as described in GSA RFP No. 009 dated December 16, 2014 and proposed in ECC's PCO No. 28a dated December 4, 2015 and further revised in ECC's PCO No. 28a-r1 dated January 16, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (**PCO 28a-r1**):



4. Proposed Change Order No. 28b (PCO No. 28b) is to credit the Government previously approved **Design Fee for the Sound Masking System** as proposed in ECC's PCO No. 28 dated June 3, 2015 which was approved and incorporated in Lease Amendment No. 15. The design fee for the sound masking system was subsequently revised and included in ECC's PCO No. 28a-r1 dated January 16, 2016. ECC's PCO No. 28b dated February 29, 2016 is hereby incorporated into the Lease.

Total Credit to the Government for (**PCO 28b**):



5. Proposed Change Order No. 29r2 (PCO No. 29r2) is for **Electrical Outlets Cover Plates Revisions** as described in GSA RFP No. 010 dated December 17, 2014, revised in GSA RFP No. 010Rev.1 dated December 23, 2014, revised in GSA RFP No. 010Rev.2 dated May 11, 2015, revised in GSA RFP 010Rev.3 dated September 30, 2015 and further revised by GSA letter OL 235 dated October 30, 2015, and as proposed in ECC's PCO No. 29 dated May 18, 2015, revised in ECC's PCO No. 29r1 dated March 1, 2016 and revised in ECC's PCO No. 29r2 dated April 18, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (**PCO 29r2**):



6. Proposed Change Order No. 30r1 (PCO No. 30r1) is for **Fitness Center Revisions – Construction Cost** as described in GSA RFP No. 011 dated December 23, 2014 and proposed in ECC's PCO No. 30 dated February 1, 2016 and revised in ECC's PCO No. 30r1 dated April 18, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (**PCO 30r1**):



7. Proposed Change Order No. 36r3 (PCO No. 36r3) is to incorporate the **RDM for Cyber Laboratory** as described in GSA RFP No. 017 dated March 4, 2015 and updated in Government letter number OL 164 dated June 25, 2015 and proposed in ECC's PCO No. 36 dated September 8, 2015, revised in ECC's PCO No. 36r1 dated October 30, 2015, revised in ECC's PCO 36r2 dated December 7, 2015, and further revised in ECC's PCO No. 36r3 dated February 1, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (**PCO 36r3**):



INITIALS: *JS* & *ALS*
LESSOR & GOVT

8. Proposed Change Order No. 46r1 (PCO No. 46r1) is to **Add Cable Tray in Rooms 5401 and 5401A** as described in GSA RFP NO. 027 dated June 23, 2015 and revised in GSA RFP No. 027 Rev.1 dated November 13, 2015 and as proposed in ECC's PCO No. 46 dated February 1, 2016 and further revised in ECC's PCO No. 46r1 dated March 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 46r1):



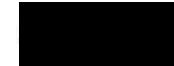
9. Proposed Change Order No. 51r1 (PCO No. 51r1) was originally submitted by ECC for **Thermostat/VAV Reconciliation - From 2014 POR/RDM to 95% TI** and was determined to have no merit under the Lease as documented in GSA to ECC letter number OL 217 dated October 5, 2015. ECC's PCO 51 was dated August 14, 2015 and was subsequently revised under ECC's PCO No. 51r1 on June 3, 2016 to show zero cost to the Government. ECC's PCO No. 51r1 is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 51r1):



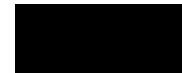
10. Proposed Change Order No. 53r3 (PCO No. 53r3) is for **Conference Room 7203 Layout Changes** as described in GSA RFP No. 029 dated July 8, 2015 and proposed in ECC's PCO No. 53 dated August 23, 2015, revised in ECC's PCO No. 53r1 dated March 14, 2016, revised in ECC's PCO No. 53r2 dated March 31, 2016 and further revised in ECC's PCO No. 53r3 dated April 8, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 53r3):



11. Proposed Change Order No. 58r2 (PCO No. 58r2) is for **Locker Room Revisions from RDM/POR Incorporated During DID and Design** as proposed in ECC's PCO No. 58 dated February 17, 2016, revised in ECC's PCO No. 58r1 dated April 26, 2015, revised in ECC's PCO No. 58r2 dated May 2, 2016 and further revised in ECC's PCO No. 58r2 dated May 4, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 58r2):



12. Proposed Change Order No. 60 (PCO No. 60) is for **Conduit and J Box Changes** as described in GSA RFP No. 033 dated September 18, 2015 and proposed in ECC's PCO No. 60 dated December 14, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 60):



13. Proposed Change Order No. 62r1 (PCO No. 62r1) is to **Add Mail Room Millwork** as described in GSA RFP No. 035 dated September 18, 2015, and as proposed in ECC's PCO No. 62r1 dated October 16, 2015, and revised December 4, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 62r1):



14. Proposed Change Order No. 63r1 (PCO No. 63r1) is to **Revise Program of Requirements Section 15.22, Special Electrical-Note 18.c** as described in GSA RFP No. 036 dated September 22, 2015 and as proposed in ECC's PCO No. 63 dated November 22, 2015 and further revised in ECC's PCO No. 63r1 dated December 7, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 63r1):



INITIALS:


LESSOR


& GOV'T

15. Proposed Change Order No. 65 (PCO No. 65) is to relocate **Program requirements Section 15.22, Special Electrical - Note 15c** to Room 3223/Area 7.88 - HIRSCH Room from Area 7.93/Room 2244-FM Backroom as described in GSA RFP No. 038 dated September 24, 2015 and as proposed in ECC's PCO No. 65 dated March 1, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 65):

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16. Proposed Change Order No. 66ar2 (PCO No. 66r2) is for **Furniture/Outlet Coordination Drawings: Outlets for Power, Telephone and Data** as described in GSA RFP No. 039 dated September 30, 2015 and proposed in ECC's PCO No. 66 dated November 22, 2015, revised in ECC's PCO No. 66r1 dated January 27, 2016 and further revised in ECC's PCO No. 66r2 dated April 18, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 66r2):

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17. Proposed Change Order No. 67r1 (PCO No. 67r1) is to furnish and install **Projection Screens for Room 1201** as described in GSA RFP No. 040 dated October 6, 2015 and as proposed in ECC's PCO No. 67 dated November 11, 2015 and revised in ECC's PCO No. 67r1 dated December 11, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 67r1):

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18. Proposed Change Order No. 68r2 (PCO No. 68r2) is to provide **Electrical Water Coolers with Bottle Filling Stations at Floors 1 through 8** as described in GSA RFP No. 041 dated October 19, 2015 and as proposed in ECC's PCO No. 68 dated November 11, 2015, revised in ECC's PCO No. 68r1 dated December 7, 2015 and further revised in ECC's PCO No. 68r2 dated December 9, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 68r2):

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19. Proposed Change Order No. 69 (PCO No. 69) is to **Change Walls in Rooms 2273, 4227A and V108 to "Wall Type A5"** as described in GSA RFP No. 042 dated October 19, 2015 and proposed in ECC's PCO No. 69 dated October 30, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 69):

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20. Proposed Change Order No. 70r1 (PCO No. 70r1) is to **Provide Blackout Motorized Window Shades in Rooms Listed** as described in GSA RFP No. 043 dated October 28, 2015 and revised in GSA RFP No. 043Rev.1 dated April 18, 2016 and as proposed in ECC's PCO No. 70 dated December 8, 2015 and revised in ECC's PCO No. 70r1 (OL 317 & OL 325) dated May 13, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 70r1):

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21. Proposed Change Order No. 70a-r1 (PCO No. 70a-r1) is for **Design Cost for Blackout Shades** as described in ECC's PCO No. 70a dated February 9, 2016 and revised in ECC's PCO No. 70ar1 dated June 3, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 70a-r1):

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INITIALS: *B* & *MS*
LESSOR & GOVT

22. Proposed Change Order No. 71r4 (PCO No. 71r4) is for **Millwork Revisions in Room 4242 ("Firearms") and Room 5004 ("Imaging")** as described in GSA RFP No. 044 dated October 28, 2015 and revised in GSA RFP No. 044Rev. 1 dated March 11, 2016 and proposed in ECC's PCO No. 71 dated November 22, 2015, revised in ECC's PCO No. 71r1 dated February 15, 2016, revised in ECC's PCO No. 71r2 dated February 16, 2016, revised in ECC's PCO No. 71r3 dated April 1, 2016 and further revised in ECC's PCO No. 71r4 dated April 8, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 71r4):

[REDACTED]

23. Proposed Change Order No. 72 (PCO No. 72) is for **Sixth and Seventh Floors Furniture Layout Revisions** as described in GSA RFP No. 045 dated November 17, 2015 and proposed in ECC's PCO No. 72 dated June 9, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 72):

[REDACTED]

24. Proposed Change Order No. 73 (PCO No. 73) is for revisions to **Area 30.99 Outlet Requirements** as described in GSA RFP NO. 046 dated December 17, 2015 and revised in GSA RFP NO. 046 Rev.1 dated December 22, 2015 and as proposed in ECC's PCO No. 73 date February 3, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 73):

[REDACTED]

25. Proposed Change Order No. 74a (PCO No. 74a) is for **Emergency Power Outlet and Lighting Revisions** ("Essential Power Revisions – Hard Costs") as described in GSA RFP No. 47 dated December 31, 2015 and proposed in ECC's in ECC's PCO No. 74a dated April 15, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 74a):

[REDACTED]

26. Proposed Change Order No. 74r1 (PCO No. 74r1) is for **Emergency Power Outlet and Lighting Revisions** ("Essential Power Revisions – Design Costs") as described in GSA RFP No. 47 dated December 31, 2015 and proposed in ECC's PCO No. 74 dated January 5, 2016 and revised in ECC's PCO No. 74r1 dated May 2, 2016 as a Not-to-Exceed Design Cost sum; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 74r1):

[REDACTED]

27. Proposed Change Order No. 75r1 (PCO No. 75r1) is for changes to **Millwork Shop Drawings Requested by Government – Round 1** as described and proposed in ECC's PCO No. 75 dated February 9, 2016 and revised in ECC's PCO No. 75r1 dated March 14, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 75r1):

[REDACTED]

28. Proposed Change Order No. 76 (PCO No. 76) is for **Design Fees for a Study of Concepts for Screened Courtyard** as described in HGA's AS 40 dated February 11, 2016 and ECC's PCO No. 76 dated February 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 76):

[REDACTED]

INITIALS: LS LESSOR & MS GOVT

29. Proposed Change Order No. 77r1 (PCO 77r1) is for changes to **Millwork Shop Drawings Requested by Government - Round 2** as described and proposed in ECC's No. 77 dated February 17, 2016 and revised in ECC's PCO No. 77r1 dated March 14, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 77r1)**: 

30. Proposed Change Order No. 78r1 (PCO 78r1) is for furnishing and installing **Kitchen Appliances** (Refrigerators and Microwaves) as described in GSA RFP No. 048 dated February 2, 2016 and revised in GSA RFP 048Rev.1 dated March 4, 2016 and as proposed in ECC's PCO No. 78 dated March 31, 2016 and revised in ECC's PCO No. 78r1 dated April 21, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 78r1)**: 

31. Proposed Change Order No. 80 (PCO 80r1) is to **Furnish and Install Fitness Equipment** (Furnish and Install Gymsource Fitness Equipment - Furnish Only Rogue Equipment) as described in GSA RFP No. 050 dated February 19, 2016 and proposed in ECC's PCO No. 80 dated April 1, 2016 and revised in ECC's PCO No. 80r1 dated June 10, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 80r1)**: 

32. Proposed Change Order No. 81 (PCO 81) is to **Change Flooring in AV Closet 8211A** as described in GSA RFP No. 051 dated February 23, 2016 and proposed in ECC's PCO No. 81 dated May 2, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 81)**: 

33. Proposed Change Order No. 82 (PCO 82) is to furnish and install **Additional Duct Manbars and Access Ports** as described in GSA RFP No. 052 dated March 7, 2016 and proposed in ECC's PCO No. 82 dated April 22, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 82)**: 

34. Proposed Change Order No. 83r3 (PCO 83r3) is to **Furnish and Install Martyr Wall** as described in ECC's PCO No. 83 dated March 14, 2016, revised in ECC's PCO No. 83r1 dated March 31, 2016, revised in ECC's PCO No. 83r2 dated April 18, 2016 and further revised in ECC's PCO No. 83r3 dated June 3, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 83r3)**: 

35. Proposed Change Order No. 84 (PCO No. 84) is for adding **Level 5 RCFL Transaction Counter** as described and proposed in ECC's PCO No. 84 dated March 14, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 84)**: 

INITIALS:  LESSOR &  GOV'T

