

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.9
	TO LEASE NO. GS-01B-(PB)-04678
ADDRESS OF PREMISES: 12 New England Executive Park Burlington, MA	PDN Number:

THIS AGREEMENT, made and entered into this 18th day of December, 2013, by and between NEEP Investors Holdings LLC, having a business address at c/o National Development, 2310 Washington Street, Newton, MA 02462 hereinafter called the Lessor, and the General Services Administration, ("GSA"), as agent for **UNITED STATES OF AMERICA**.

WHEREAS, the parties hereto desire to amend the above Lease to accept the Space as substantially complete and commence payment of shell, operating and tenant improvement rent for the entire Space measuring 91,848 RSF.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2013, as follows:

Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety and replaced as follows:

"2. **TERM**: TO HAVE AND TO HOLD the said premises with their appurtenances for a term (the "Lease Term") beginning on November 1, 2013 (the "Commencement Date") and continuing through October 31, 2023 (the "Termination Date"), subject to termination rights as may be hereinafter set forth. Effective as of the Commencement Date, the Government shall be deemed to have accepted the entire Leased Premises as having been substantially completed in accordance with the terms of the Lease."

This Lease Amendment contains one (1) page.

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:

Entity Name: NEEP INVESTORS HOLDINGS LLC
 By: NEEP Invest... member
 By: NEEP CR M... Operating Member
 By: CRRF GP I... partner
 Signature: _____
 Name: Brian
 Title: President

FOR THE

Signature: _____
 Name: _____
 Lease Contracting Officer
 GSA, Public Buildings Service
 New England Region

DEC 18 2013

WITNESSED FOR THE LESSOR BY

Signature: _____
 Name: Kristin J. Smith
 Title: Senior Counsel - National Development