

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 2 </u>
	TO LEASE NO. <u>GS-01P-LMA04844</u>
ADDRESS OF PREMISES 200-210 HIGH STREET, HOLYOKE, MA 01040-6507	PDN Number:

THIS AMENDMENT is made and entered into between Map Development, LLC

whose address is: c/o McDonough Realty Services, Inc.
270 Exchange Street
Chicopee, MA 01013-1677

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

WHEREAS, the parties hereto desire to amend the above Lease by an expansion.

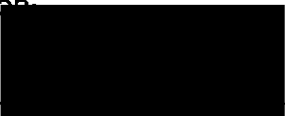
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, as follows:

- Office and Related Space:** Paragraph 1.01-A of the lease is hereby deleted in its entirety and replaced with the following: Effective February 1, 2014, the Government will add 6,500 ANSI/BOMA Office Area (ABOA)/rentable square feet (RSF) located on the first floor and will be identified as Block "B". The existing 10,450 ABOA/RSF located on the second floor, will be identified as block "A". The total combined lease space will be for 16,950 ABOA/RSF square feet. The expansion space (Block B) will automatically terminate either upon 1) the written notice to proceed for the existing space (Block A), or 2) by a 30 day written notice issued by the Government to the lessor.
- Rent and Other Considerations:** Paragraph 2 of Lease Amendment 1 is hereby deleted in its entirety and replaced by the following: Effective February 1, 2014 the shell rent for Block B space is \$3,000 per month or \$36,000 annually. The current annual shell rent for Block A is (\$128,702.65) Operating costs (\$80,631.00 per year) and Real Estate Taxes (\$17,596.00 per year). The total combined annual shell rent for Blocks A & B is \$164,702.65. The total combined rents for Blocks "A" & "B" is \$262,929.65 annually. Upon termination of Block B the shell rent will be reduced by \$3,000 per month or \$36,000 annually.
- Tenant Improvement Allowance and Building Specific Amortized Capital:** Rent for the amortized Tenant Improvement Allowance (TIA) and Building Specific Amortized Capital (BSAC) shall be reconciled and established in a

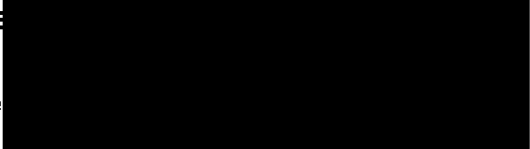

This Lease Amendment contains 2 pages.

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.

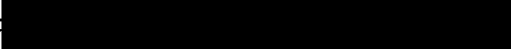
FOR THE LESSOR:

Signature: 
Name: Map Dev. L. McDonough
Title: MANAGER
Entity Name: MAP DEVELOPMENT LLC
Date: JUNE 12, 2014

FOR THE

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7-21-2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: LAURIE ORCUTT
Title: _____
Date: 6-12-14

Lease Amendment once the final TIA and BSAC amounts have been reviewed and approved by the Government after "Substantial Completion and Space Acceptance" by the Government space has taken place.

4. **Percentage of Government Occupancy for Tax Adjustment:** For purposes of real estate tax adjustments under the Lease, the Government's percentage of occupancy will remain at 50%."

INITIALS:


LESSOR

&


GOVT