

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>4</u>
	TO LEASE NO. GS-01P-LMA05025
LEASE AMENDMENT	
ADDRESS OF PREMISES	PDN Number:

**THIS AMENDMENT** is made and entered into between: **CP ASSOCIATES, LLC**  
 whose address is: C/O ANCHORLINE PARTNERS, ONE POST OFFICE SQUARE, BOSTON,  
 MASSACHUSETTS 02109, hereinafter called the Lessor, and,

The **UNITED STATES OF AMERICA**, hereinafter called the Government:

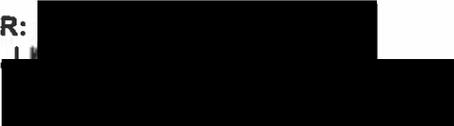
**WHEREAS**, the parties, by Lease Amendment 1, started the shell and operating rent expense portion of the rent; and  
**WHEREAS**, the parties, by Lease Amendment 2, issued a notice to proceed in the amount of \$657,703.32; and,  
**WHEREAS**, the improvements were substantially complete on October 1, 2016, and  
**WHEREAS**, the parties agreed to written change orders in the amount of \$46,509.09; and,  
**WHEREAS**, the parties desire to amend the above Lease in order to start the Tenant Improvement amortization of the rent and add it to the current rental payment;

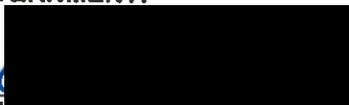
**NOW THEREFORE**, the parties, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended as follows:

1. Tenant Improvements Cost . The amount of \$704,212.41 (\$657,703.32 + \$46,509.09) shall be amortized in the Lease effective October 1, 2016.
2. Rent Changes. Pursuant to the Lease, the term of the lease is for 10 years, with 5 years firm. The Tenant Improvements are to be amortized over the 5 year firm term of the lease at the interest rate of 5.00%. The amortization of the Tenant Improvements over this period is \$159,472.28 per

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:**  
 CP ASSOCIATES, LLC  
 By:   
 Signature:   
 Name: Andrew Maher  
 Title: Managing Partner  
 Entity Name: CP ASSOCIATES  
 Date: 4/21/17

**FOR THE GOVERNMENT:**  
  
 Signature: A  
 Name: GEORGE E WELCH  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, 1  
 Date: MAY 1, 2017

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Kristi Amendolare  
 Title: Executive Director  
 Date: 4/21/17

year. This amount shall be added to the shell and operating expense rent as stated in Section 1.03 of the lease. The TI amount as currently stated, \$226,392.32, shall be deleted and \$159,472.28 shall be substituted therefore. Effective October 1, 2016, the total annual rent shall be \$1,262,032.28 (\$825,817.44 + \$159,472.28 + \$276,742.56). The total annual rent in Section 1.03 stated as \$1,328,952.32 shall be deleted and \$1,262,032.28 shall be substituted therefore.

3. Change Orders. The Change Orders are referenced as follows: CO 1 - \$ [REDACTED] Cypher Lock Change at front door (VOTZE BUTLER)
- [REDACTED] Furniture move (William Lowe and Sons)
  - [REDACTED] Furniture Disposal (William Lowe and Sons)
  - [REDACTED] GFI Breaker Change in Kitchen (Votze)
  - [REDACTED] GC Charge to bring back electricians for final inspection after furniture installs (post job completion)
4. Lease Term. The Tenant Improvement start date as stated above is October 1, 2016. The amortization end date shall be September 30, 2021. The new Lease end date shall be September 30, 2026, subject to termination rights in the Lease.

INITIALS:     *AM*     &     *gmw*      
LESSOR & GOVT