

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-03B-12001
ADDRESS OF PREMISES 3701 Koppers Street Baltimore, MD 21227-1024	PDN Number: N/A

THIS AMENDMENT is made and entered into between

Boyd Halethorpe GSA, LLC

whose address is: **500 W Monroe Street
Suite 3850
Chicago, Illinois 60661-3798**

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

WHEREAS, the parties hereto desire to amend the above Lease to reflect a **Change of Ownership**.

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, effective **April 27, 2015**, as follows:

- A. The heading of this lease is amended by deleting the text following "by and between" and up to "and whose interest in the property..." and substituting, in lieu thereof, the following: "Boyd Halethorpe GSA, LLC, 500 W Monroe Street, Suite 3850, Chicago, Illinois 60661-3798."
- B. Paragraph 3 of the Standard Form 2 of the lease, is hereby further amended by deleting the portion of the text following "Rent checks shall be made payable to..." and substituting, in lieu thereof, the following:

"Boyd Halethorpe GSA, LLC
c/o CBRE Richmond
P.O. Box 13470
Richmond, VA 23225-8470"

A Novation Agreement and GSA Form 3518 are attached hereto and made a part of this Lease Amendment No.10.

This Lease Amendment contains 8 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: RUSSEN Franke
 Title: Vice President
 Entity Name: Boyd Halethorpe GSA, LLC
 Date: 6/29/15

FOR THE GOVERNMENT:

Signature: _____
 Name: Gail Gallagher
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 6/30/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: DEAN L. LEE
 Title: VICE PRESIDENT
 Date: 6/29/15

- C. The statement of lease, provided to the lessor on April 27, 2015 is hereby incorporated into the lease by reference. Specifically lessor agrees to the following repairs within the specified timeframes:
- a. Complete resurfacing of the parking lot to be completed prior to 9/1/2015
 - b. Upgrades to finishes in common hallways on the ground floor of the building to be completed prior to 8/1/2015.
 - c. Repairs to 3 previously identified roof leaks to be completed prior to 7/1/2015
 - d. Corrections to tripping hazards on sidewalks identified throughout the premises to be completed prior to 7/1/2015
 - e. Repair to drywall crack in room 2061 to be completed prior to 7/1/2015
 - f. Replacement of broken exterior lighting to be completed prior to 8/1/2015
 - g. Repair tire marks in front lawn prior to 7/1/2015
 - h. Repainting of curbs throughout premises where faded or peeling to be completed prior to 9/1/2015
 - i. Broken tiles/bricks outside of Directors Suite to be repaired prior to 7/15/2015
 - j. Problems at doors 2130 and 2115 relating to change request 047 are not functioning as required. Repairs to be completed prior to 7/15/2015 (added since April 27, 2015 statement of lease)

All other items on the statement of lease will serve as an official record in the event of future recurring problems

INITIALS: LF LESSOR & g/f GOVT