

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 01

TO LEASE NO. LME04877

ADDRESS OF PREMISES: Bayside Square, 68 Marginal Way, Portland, ME 04101 (Building: ME4130)

THIS AGREEMENT, made and entered into this date by and between **ATLANTIC BAYSIDE SQUARE, LLC**, whose address is 50 Portland Pier, Suite 400, Portland, ME 04101, 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 commence the Shell Rent and Operating Cost Base only;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 2012, as follows:

1) To amend Paragraph 1.03(A) of the Lease, which fixes the Total Annual Rent to be paid to the Lessor, to provide for a partial rent commencement consisting only of Shell Rent and Operating Cost Base for November 1, 2012 – October 31, 2017 by striking the Tenant Improvement Rent of "\$3,438.21" and "\$0.80 per RSF", and by striking the Total Annual Rent of "\$114,472.65" and "26.48 per RSF", and substituting herein the following:

Total Annual Rent – "\$111,034.44; \$25.68 per RSF"

2) The Lessor and the Government acknowledge that a Lease Amendment will be executed to reconcile the Tenant Improvement Allowance retroactively to the Rent Commencement Date and to confirm said rental adjustment is to include the amortization of the Tenant Improvement Allowance as referenced in Paragraph 1.03(A)(1) of the Lease.

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: Thomas M. Hanley
Title: CEO
Entity Name: Atlantic Bayside Sq
Date: 11/1/12

FOR THE

Signature: _____
Name: _____
Title: Leasing Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: DEC 07 2012

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: 11-1-12