

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	TO LEASE NO.: LME04877
ADDRESS OF PREMISES: Bayside Square, 68 Marginal Way, Portland, ME (ME4130)	PDN Number: n/a

THIS AMENDMENT is made and entered into 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: to reconcile the Tenant Improvement costs, and to modify the carpet replacement requirement;

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 July 1, 2013, as follows:

1) Tenant Improvement Allowance:

- A. Paragraph 1.03(A) of the Lease, "Rent and Other Consideration", is hereby amended to state that the Tenant Improvement Allowance to be amortized in the Annual Rental Rate is \$875.00.
- B. In a correspondence dated April 4, 2013, the Government issued a Notice to Proceed for the Tenant Improvements in the amount of **\$875.00**. In complete satisfaction for the work provided therein and acceptance of the Tenant Improvement work, the Government will pay the Lessor \$875.00.
- C. Paragraph 1.03(A) is further amended to state that the tenant improvement cost is to be amortized over one (1) month at an interest rate of 5.5%.

2) Carpet Replacement: Paragraph 6.11, "Maintenance of Provided Finishes", is hereby amended by deleting subparagraph 6.11(B)(2) in its entirety, and substituting the following:

"Notwithstanding the foregoing, the Lessor shall replace all carpet in the Space after November 1, 2017 at the Government's request. Replacement carpet shall meet the specifications set forth in the FLOOR COVERINGS AND PERIMETERS clause herein."

All other terms and conditions of the lease shall remain in force and effect.

This Lease Amendment contains one (1) page.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: CEO
Entity Name: Atlantic Bayside Square, LLC
Date: 6-18-13

Signature: _____
Name: _____
Title: Leasing Contracting Officer
GSA, Public Buildings Service,
Date: JUN 29 2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: 6-18-13