

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
	TO LEASE NO.: GS-01P-LNH05008
ADDRESS OF PREMISES: 215 COMMERCE WAY, PORTSMOUTH, NH (NH6168)	PDN Number: n/a

**THIS AMENDMENT** is made and entered into between **215 COMMERCE WAY, LLC**, whose address is: 210 Commerce Way, Suite 300, Portsmouth, NH 03801, 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 Costs only; and


**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 **October 1, 2014** as follows:

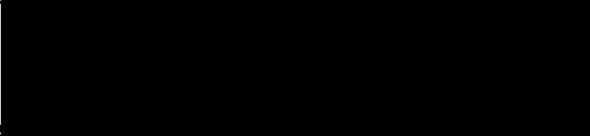
- 1) Rent: Paragraph 1.03 of the Lease, "Rent and Other Considerations", which fixes the Annual Rent to be paid to the Lessor, is amended to provide for a partial rent commencement consisting only of the Shell Rent and the Operating Cost Base. Effective October 1, 2014, the Annual Rent for the Firm Term shall be in the amount of \$25,431.00 (\$21.00 per RSF), payable at the rate of \$2,119.25 per month, in arrears, plus CPI escalations after the first lease year, if applicable.
- 2) Tenant Improvement Allowance: the Lessor and the Government acknowledge that a lease amendment will be executed to reconcile the Tenant Improvement Allowance, and to confirm said rental adjustment is to include the amortization of the Tenant Improvement Allowance as referenced in Paragraph 1.03 of the Lease.

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

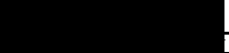
This Lease Amendment contains one (1) page.

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

FOR THE LESSOR   
Signature: \_\_\_\_\_  
Name: M. Thompson  
Title: Managing Director  
Entity Name: 215 Commerce Way, LLC  
Date: 9-25-14

FOR THE GOVERNMENT   
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Leasing Contracting Officer  
GSA, Public Buildings Service,  
Date: OCT 07 2014

WITNESSED FOR THE LESSOR BY:

  
Signature: \_\_\_\_\_  
Name: Erab  
Title: Sr. Property Manager  
Date: 9-25-14