

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	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: order tenant improvements to be provided, and to issue a Notice to Proceed for that work; 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 as follows:

- 1) The Lessor shall provide all materials, labor and services required for the re-painting and re-carpeting of the Premises ("tenant improvement work"), as set forth in Exhibit A to this Lease Amendment No. 02. The cost of the tenant improvement work shall not exceed [REDACTED]
- 2) Upon full execution and delivery of this Lease Amendment No. 02, the Lessor can consider this as a Notice to Proceed with the tenant improvement work in an amount not to exceed [REDACTED]
- 3) Upon acceptance and completion of the work, a lease amendment will be executed to adjust the Annual Rent to amortize the tenant improvement work cost of [REDACTED] over the Firm Term of the Lease at an interest rate of six (6) percent (6.0%).

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: _____
 Title: Managing Member
 Entity Name: 215 Commerce Way, LLC
 Date: 12/22/14

FOR THE

Signature: _____
 Name: _____
 Title: Leasing Contracting Officer
GSA, Public Buildings Service,
 Date: JAN 09 2015

WITNESS

Signature: _____
 Name: _____
 Title: Sr. Property Manager
 Date: 12/22/14