

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO.: LRI04775
ADDRESS OF PREMISES: METRO CENTER II, 475 KILVERT ST., WARWICK RI (RI7139)	PDN Number: PS0025746

**THIS AMENDMENT** is made and entered into between **ALBANY ROAD-WARWICK LLC**, whose address is: 10 High Street, 11<sup>th</sup> Floor, Boston, MA 02110-1605, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the Lease to: to record a change of ownership of the Premises, to pay for change orders incurred during tenant improvement work, and to fix the cost of restoration of the main suite entrance doors;

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) **CHANGE OF OWNERSHIP**

A) To confirm that due to a transfer of ownership of the Leased Premises on December 20, 2012, the name and address of the Lessor is revised to read as follows:

**Albany Road-Warwick LLC**  
 10 High Street, 11<sup>th</sup> Floor  
 Boston, MA 02110-1605

B) Future rent will be paid by the Government monthly, in arrears, via Electronic Funds Transfer (EBT) to:

**Albany Road-Warwick LLC**  
 c/o Dimeo Properties, Inc.,  
 475 Kilvert Street  
 Warwick, RI 02886.

C) GSA Form 3518, "Representations and Certifications", as fully-executed by Lessor, is attached hereto and by this reference, incorporated into the Lease.

(Lease Amendment No. 2 continues on page 2)

This Lease Amendment contains three (3) pages.

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

**FOR THE LESSOR:**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: *President of Albany Road-Warwick LLC*  
 Entity Name: *Albany Road-Warwick LLC*  
 Date: *2/26/13*

**FOR THE GOVERNMENT:**  
 Signature: \_\_\_\_\_  
 Name: *Michael Strobel*  
 Title: Leasing Contracting Officer  
 GSA, Public Buildings Service  
 Date: **MAR 20 2013**

**WITNESSED**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**2. PAYMENT FOR TENANT IMPROVEMENT CHANGE ORDERS:**

A. In correspondences dated September 13, 2012, September 28, 2012, October 10, 2012, October 31, 2012 and November 6, 2012, the Government issued Notice to Proceeds for change orders to the Tenant Improvement Work in the total amount of **\$17,814.02**. In complete satisfaction for the work provided therein, the Government shall pay the Lessor **\$17,814.02** in a lump sum payment.

B. The completed Change Orders & Cost are:

- Change Proposal #1 – change Door:
- Change Proposal #8 – change reception area flooring:
- Change Proposal #9 – change kitchen cabinets:
- Change Proposal #11.1 – change door & sidelights:
- Change Proposal #10 – eliminate dropped ceiling & change lighting:
- Change Proposal #12 – change door & mini-blinds:
- Change Proposal #13 – locker Room Bench & locker work
- Change Proposal #14 – credit for eliminating shelves:
- Change Proposal #15 – change door hardware:
- Change Proposal #16.1 – 77 additional keys:
- Change Proposal #17.1 – credit for window blinds:



C. The additional **\$17,814.02** shall be funded by the following Reimbursable Work Authorization (“RWA”): N0629546

D. An original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration  
Fort Worth Finance  
FTS and PBS Payment Division (7BCP)  
819 Taylor Street, P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to Michael Strobel, Leasing Contracting Officer, at the following address:

General Services Administration  
Leasing Division  
Thomas P. O'Neill Federal Building  
10 Causeway Street, Room 1010  
Boston, MA 02222

(Lease Amendment No. 2 continues on page 3)

INITIALS:  LESSOR &  GOVT

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- PDN #: PS0025746

**3. RESTORATION OF SUITE ENTRANCE DOORS**

Notwithstanding Section 5.14 "Waiver of Restoration" of the Lease, dated May 25, 2011, if the Government should vacate the Premises upon the expiration of the Lease Term, or earlier as provided for in the Lease, then the Government agrees to pay for the restoration of two (2) suite entrance doors (identified as Door 100A and 100B on Construction Drawings dated June 25, 2012) to their original or similar condition, as had existed before the Government occupied the Premises. The cost of such restoration shall not exceed \$2,000.00.

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

INITIALS:

  
LESSOR

&

  
GOVT