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

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.

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This Lease Amendment contains three (3) pages.

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

FOR THE LESSOR:	FOR TH
Signature: Name: Title: A separate of the sepa	Signature Name: M. Chael Strobel Title: Leasing Contracting Officer GSA, Public Building NAR 12º0 2013 Date:
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 sumpayment.
- 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:

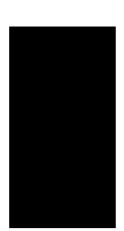
Change Proposal #13 – locker Room Bench & locker work

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

& ANS

Lease Amendment Form 12/12

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: AW & ANS

Lease Amendment Form 12/12