

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	TO LEASE NO.: GS-01P-LRI04903
ADDRESS OF PREMISES: 380 Westminster Street, Providence, RI (RI7097)	PDN Number:

THIS AMENDMENT is made and entered into between **380 WESTMINSTER STREET, LLC**, whose address is: c/o Urban America, L.P., 30 Broad Street, 35th Floor, New York, New York, 10004, 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: provide for an additional Tenant Improvement Allowance, to fix the Lessor's fees for architectural & engineering services, to issue a Notice to Proceed for design development, and to modify the lease with respect to tenant improvement work requirements;

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 as follows:

1) **APPLICATION:** The tenant improvements to be performed pursuant to this Lease Amendment No. 02 shall be for that office located on the 6th floor and formerly occupied by the General Services Administration, as shown on Exhibit A to this Lease Amendment. This office, comprised of a total of 6,413 ABOASF, shall be divided into two (2) separate spaces, and be occupied by the [REDACTED] and the [REDACTED]. One space shall be the [REDACTED] Project Space, and the second shall be the [REDACTED] Project Space.

2) **ADDITIONAL TENANT IMPROVEMENT ALLOWANCE:** The Additional Tenant Improvement Allowance (TIA) to be used for [REDACTED] and [REDACTED] is \$300,000.00 (\$46.77998 per ABOASF based on 6,413 ABOASF). The TIA is the amount that the Lessor shall make available for the Government to be used for TIs (herein the "TIs" or the "Work") for the proposed offices located on the sixth (6th) floor. This amount is to be amortized in the Annual Rent over a 5-year term at an annual interest rate of nine percent (9.00%).

3) **PROJECT MANAGEMENT FEE:**

The Lessor's Project Management Fee shall be sixteen percent (16.0%) of the TI construction costs.

This Lease Amendment contains seven (7) pages.

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

FOR THE [REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: Chief Operating Officer
Entity Name: 380 Westminster Street, LLC
Date: January 30, 2015

FOR THE GOVERNMENT:
Signature: [REDACTED]
Name: [REDACTED]
Title: Leasing Contracting Officer
GSA, Public Buildings Service,
Date: 2/5/15

WITNES [REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: Authorized Representative
Date: January 30, 2015