

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 08
	TO LEASE NO.: GS-01P-LRI04903
ADDRESS OF PREMISES: 380 Westminster Street, 6 th floor, Providence, RI (RI7097)	PDN Number: PS0033139

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: reconcile and pay for the tenant improvement costs; 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 **March 1, 2016**, as follows:

1. **LEASE AMENDMENT NUMBERING:**

a) The [REDACTED] Notice to Proceed Lease Amendment numbered LA#4 and dated October 5, 2015 was incorrectly numbered and shall be hereby changed to Lease Amendment #7.

2. **TENANT IMPROVEMENTS:**

a) In Lease Amendment No. 07, dated October 5, 2015, the Government issued a Notice to Proceed for tenant improvements for a cost not to exceed \$270,697.02.

b) The tenant improvement work has been completed and a reconciliation of the tenant improvement cost done. The actual cost of the tenant improvement work is \$306,473.08 ("TI Cost"), determined as follows:

- 1) Lessor Work Credit ([REDACTED]): credit for removal of overtime work, reduction of VAV boxes, reduction of new doors from 11 to 9, removal of pre-action fire sprinkler system, and reuse of existing fire extinguishers and emergency exit signs.
- 2) Change Order (CO) #1 for an additional [REDACTED] to substitute the originally specified door hardware for GSA product-compliant hardware on two (2) suite entry doors.

(Lease Amendment No. 8 continues on Page 2)

This Lease Amendment contains two (2) pages.

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

FOR THE Lessor [REDACTED]
 Signature: [REDACTED]
 Name: Dani Mena
 Title: Authorized Representative
 Entity Name: UrbanAmerica
 Date: 3-9-16

FOR THE Government [REDACTED]
 Signature: [REDACTED]
 Name: Rickman Reynolds
 Title: Leasing Contracting Officer
GSA, Public Buildings Service,
 Date: 3/11/2016

WITNESSED FOR THE LESSOR BY:
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: Notary Public
 Date: 3-9-2016

- 3) Change Order #2 for an additional [REDACTED] for supplementary A/E services to design for [REDACTED]'s above-standard electrical requirement and for value engineering design services.
 - 4) Change Order #3 for an additional [REDACTED] to test, monitor, and install one (1) electrical transformer required to service the tenant electrical load.
 - 5) Change Order # 4 in the amount of [REDACTED] to furnish and install the required tenant [REDACTED]. This Change order incorporates a Lessor Project Management fee credit of (-\$6,507.12). The net change on the project for CO#4 is \$35,000.
- c) The Government acknowledges completion, inspection and acceptance of the tenant improvement work. The Government shall pay the Lessor \$306,473.08 in the manner set forth in this Lease Amendment.
 - d) A portion of the TI Cost, \$106,825.20, shall be amortized as a Tenant Improvement Allowance over the remaining firm term of March 1, 2016 – September 30, 2019 at an interest rate of nine percent (9.0%).
 - e) The remaining \$199,647.88 shall be paid as a lump sum and funded by the following Reimbursable Work Authorization ("RWA"): N1394142.
 - f) 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

Invoices may also be submitted electronically to the GSA Finance Office at www.finance.gsa.gov.

A copy of the invoice must be provided to George Welch, Lease Contracting Officer, at the following address:

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

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 #: PS0033139

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

INITIALS:


LESSOR

&


GOV'T