

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
	TO LEASE NO. LVT04806
LEASE AMENDMENT	
ADDRESS OF PREMISES 100 INTERSTATE CORPORATE CENTER WILLISTON, VT 05495-9411	PDN Number: N/A

THIS AMENDMENT is made and entered into between:

WINTER DEVELOPMENT CORPORATION  
 whose address is: 2 Market Street  
 South Burlington, VT 05403

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 include the LAN room equipment maintenance contract cost in the annual operating rent..

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:

A. To increase the annual rent effective September 1, 2012 to include the increased operating rent for the above standard LAN room maintenance contract of \$2,170.05 annually.

Annual Shell Rent: \$731,184.32  
 Escalated Operating Base: \$202,430.88 + \$2,170.05 = \$204,600.93  
 Tenant Improvements: Pending Design and Construction  
 Total Annual Rent Effective September 1, 2012: \$935,785.25

B. Establish new operating cost base effective September 1, 2012 of \$204,600.93.

C. Maintenance contract does not cover parts and labor in the case something needs replacing or repair. Should parts and labor be required, lessor shall provide detailed cost proposal for such parts and labor to the contracting officer for approval. Any parts and labor for repair work will be reimbursed as a lump sum payment from the government.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

WINTER DEVELOPMENT CORPORATION

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

FOR THE G

Signature: \_\_\_\_\_  
 Name: George Welch  
 Title: Leasing Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 7/16/13

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

D. Above standard electrical costs for the LAN room equipment shall be reimbursed as a lump-sum payment to the lessor upon delivery of evidence of those above standard electrical costs. Base costs of the above standard LAN room electrical costs shall be determined by comparing current year costs to those of relevant months during FY2012 that have been provided to the government.

CPI Escalations Apply.

END OF LA 5

INITIALS: MM & Jm  
LESSOR GOV'T