

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.6
	TO LEASE NO. GS-01P-LVT04933
ADDRESS OF PREMISES Colchester Research Building 105 West View Road, Suite 300 Colchester, Vermont	PDN Number: Building Number: VT8146

THIS AMENDMENT is made and entered into between **Acabay, Inc**

whose address is: **200 Weeks Hill Meadows
Stowe, VT 05672-5244**

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 increase the shell rent by \$4,200 per annum for two covered indoor reserve parking spaces for two GOVs (\$175 per space per month x 2 spaces - \$350 per space per month x 12 months = \$4,200 per annum).**

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 **October 1, 2014** as follows:

1. Paragraph 1.03.A RENT AND OTHER CONSIDERATION (SEP 2012) is hereby deleted and replaced with the following:

- A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM ANNUAL RENT
SHELL RENT ¹	\$149,956.94
TENANT IMPROVEMENT RENT ²	\$32,782.70
OPERATING COSTS ³	\$37,953.61

This Lease Amendment contains 3 pages.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and names as of the below date.

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: ACABAY INC.
Date: 11/19/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: NOV 25 2014

WITNESSED FOR THE LESSOR BY:

Date: 11/19/14

BUILDING SPECIFIC AMORTIZED CAPITAL ^{4, 5}	\$15,726.24
Structured Parking	\$4,200.00
TOTAL ANNUAL RENT	\$240,619.49

¹ Shell rent (Firm Term) calculation: \$25.01 per RSF multiplied by 6,162 RSF

² The Tenant Improvement Allowance of \$246,070.91 is amortized at a rate of 6 percent per annum over 10 years

³ Operating Costs rent calculation: \$6.1593 per RSF multiplied by 6,162 RSF

⁴ Building Specific Amortized Capital (BSAC) of \$118,043.05 actual expenditures is amortized at a rate of 6 percent per annum over 10 years.

2. The parking requirement is hereby established as twenty (20) surface reserved parking spaces and two (2) secure covered parking space within the parking garage.
3. The surface reserved parking area does not require a secure fence and controlled gate access.

End of Lease Amendment #6

ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN FORCE AND EFFECT.

INITIALS: LM & Mrs
 LESSOR GOV'T