

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>2</u>
	TO LEASE NO. GS-01P-LNH04947
ADDRESS OF PREMISES 20 West Park Street, Lebanon, NH	PDN Number: N/A

THIS AMENDMENT is made and entered into between

20 West Park, LLC

whose address is: **20 West Park Street, Lebanon, NH 03766**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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 December 18, 2015 as follows:

Lease Amendment No. 2 replaces Lease Amendment No. 1 in its entirety and replaced with the following:

Per paragraph 4.01 Tenant Improvement work is to be completed within sixty (60) working days of Lease execution. In separate correspondence to Lessor dated August 25, 2015, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$13,302.50 of which cost and pricing has been submitted and approved by the Government for a do not exceed amount of \$13,302.50. As of December 3, 2015 Lessor issued a change order for an increase in the Tenant Improvements for an additional \$3,872.40 for a total of \$17,174.90.

Rent shall commence effective October 1, 2015 on the shell and operating portion only. As stated in paragraph 1.03 of the Lease, annual rent amounts are as follows:

Shell Rent: \$19,026.56
Operating Costs: \$4,718.28

Upon completion, inspection and acceptance of the Tenant Improvements, the rent will be reconciled retroactively to October 1, 2015 via Lease Amendment and increased annually as stated in paragraph 1.03 of the Lease as follows:

Tenant Improvement Rent: \$3,889.34


This Lease Amendment contains 1 page.



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:

FOR THE GOVERNMENT:

Signature: 
Name: 151019201261291
Title: Manager
Entity Name: 20 West Park, LLC
Date: 12/17/15

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12-18-15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Kathy Sallis
Title: Office Manager
Date: 12/17/15