

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.3
	TO LEASE NO. GS-01P-LNH04984
ADDRESS OF PREMISES Locust Street Building 273 Locust Street Dover, NH 03820-4009	PDN Number: N/A GSA Building # NH6177

THIS AMENDMENT is made and entered into between **Double Diamond Holdings South, LLC**

whose address is: **340 Central Avenue, Suite #202, Dover, NH 03820-3766 (Lessor)**
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 adjust the TI and BSAC rent effective October 22, 2015.**
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 22, 2015** as follows:

A. RENT AND OTHER CONSIDERATION, Paragraph 1.03, page 1 of the lease: Please strike Paragraph A. in its entirety and hereby substitute the following:

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$75,121.00	\$93,778.96
TENANT IMPROVEMENTS RENT ²	\$60,674.45	\$0.00
OPERATING COSTS ³	\$ 32,005.04	\$ 32,005.04
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$7,423.80	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$175,224.29	\$125,784.00

¹Shell rent calculation:

(Firm Term) \$10.75 per RSF multiplied by 6988 RSF

(Non Firm Term) \$13.42 per RSF multiplied by 6988 RSF

²The Tenant Improvement Allowance of \$261,535 is amortized at a rate of 6 percent per annum over 5 years.

³Operating Costs rent calculation: \$4.58 per RSF multiplied by 6988 RSF

⁴Building Specific Amortized Capital (BSAC) of \$32,000 are amortized at a rate of 6 percent per annum over 5 years

⁵Parking costs are included as a consideration of the shell rent.

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 _____ **South, LLC FOR THE GOVERNMENT:**

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: **NOV 24 2015**

WITNESSED _____
Signature: _____
Name: _____
Title: _____
Date: _____

If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

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

END OF LEASE AMENDMENT #3.

INITIALS:  LESSOR &  GOV'T