

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p align="center">LEASE AMENDMENT No.3</p> <p>TO LEASE NO. GS-01P-LNH05056 LEASE NUMBER AMENDED</p>
<p>ADDRESS OF PREMISES 9 ELM STREET KEENE NH</p>	<p>PDN Number:</p>

THIS AMENDMENT is made and entered into between

whose address is:
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 10, 2015 as follows:

1. The Lease Number is hereby amended from LNH04871 to LNH05056
2. The Lease Term shall commence on December 10, 2015 and run through December 9, 2025, unless further extended or terminated as provided herein or as may be allowed at law or in equity (the "Lease Term").
3. In consideration for the completed and accepted work, the Government will pay the Lessor and commence rent for shell, operating and TI Allowance as shown below and stated in paragraph 1.03 of GSA Form L201C.

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 have hereunto set their hands and names as of the below date.

[Redacted Signature]

Title: MEMBER
Entity Name: DEW MILLIN ELM ST. LLC
Date: 06 JAN 2016

FOR THE [Redacted Signature]

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1-6-2016

WITNESSED FOR [Redacted Signature]

Signature: [Redacted]
Name: A
Title: VP
Date: 06 JAN 2016

1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

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	\$42,967.66	\$42,967.66
REAL ESTATE TAX BASE YEAR 2013 ⁶	\$8,943.37	\$8,943.37
TENANT IMPROVEMENTS RENT ²	\$ 27,935.28	\$0.00
OPERATING COSTS ³	\$ 35,764.65	\$ 35,764.65
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 0.00	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$115,610.96	\$87,675.88

¹Shell rent (Firm Term) calculation: \$12.41 per RSF multiplied by 4183RSF is \$51,911.03 (less \$8,920.00 for Real Estate Tax Base) \$42,967.66

²The Tenant Improvement Allowance of \$169,453.07 is amortized at a rate of 4.15 percent per annum over 7 years.

³Operating Costs rent calculation: \$8.55 per RSF multiplied by 4183 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs described under sub-paragraph G below

⁶Real Estate Tax Base Year is established as Year 2013. The amount of property tax for Base Year 2013 is \$63,204.00. The Governments portion of Real Estate Tax Base amount is \$8,943.37. It is calculated by multiplying the 14.15 percent by the Tax Base Year amount of \$63,204.00.

4. Lease Amendment #2; dated August 13, 2015, the Government had issued a Notice to Proceed for tenant improvements in the amount of \$235,974.54 of which \$169,453.07 would be amortized in rent at 4.15% rate. Lump sum overages for project totals will be reconciled in Lease Amendment #4 to follow.

INITIALS: DEW & LM
LESSOR & GOVT