

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No 1
	TO LEASE NO.: GS-01P-LR104872 PDN Number
ADDRESS OF PREMISES: 380 WESTMINSTER STREET PROVIDENCE, RI (RI7097)	

THIS AMENDMENT is made and entered into between

whose address is. **380 WESTMINSTER STREET, LLC**  
(a Delaware Limited Liability Company)  
30 Broad Street, 35<sup>th</sup> Floor  
New York New York, 10004

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the above Lease for the Government to commence the shell and operating rents.

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 upon execution by the Government as follows:

- 1. ~~1.01-A~~ Effective August 1, 2015, the Government shall pay the Lessor Annual Rent for Shell and Operating Costs only, payable in monthly installments in arrears, at the following rates

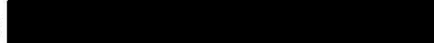
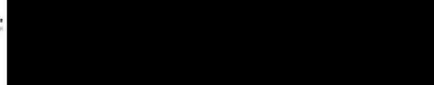
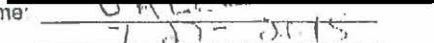

	FIRM TERM (8/1/15 - 7/31/20)	NON-FIRM TERM (8/1/20 - 7/1/25)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$489,131.28	\$489,131.28
OPERATING COSTS <sup>2</sup>	\$212,442.78	\$212,442.78
ANNUAL RENT	\$701,574.06	\$701,574.06


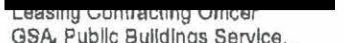
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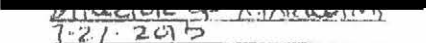

<sup>1</sup>Shell rent calculation: \$18.12 per RSF multiplied by 26,994 RSF.  
<sup>2</sup>Operating Costs rent calculation: \$7.860760 per RSF multiplied by 26,994 RSF.

This Lease Amendment contains two (2) pages

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE   
Signature:   
Name:   
Title:   
Date: 7-27-2015

FOR THE GOVERNMENT:  
Signature:   
Name:   
Title: Leasing Contracting Officer  
GSA, Public Buildings Service,  
Date: August 11, 2015

WITNESSED FOR THE LESSOR BY:  
Signature:   
Name:   
Title:   
Date: 7-27-2015

2. Upon completion and acceptance of Tenant Improvements, the Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates

	FIRM TERM (8/1/15 - 7/31/20)	NON-FIRM TERM (8/1/20 - 7/31/25)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$489,131.28	\$489,131.28
TENANT IMPROVEMENTS RENT <sup>2</sup>	TBD PER NOTE 2	\$0.00
OPERATING COSTS <sup>3</sup>	\$212,442.78	\$212,442.78
<b>TOTAL ANNUAL RENT</b>	<b>TBD</b>	<b>\$701,574.06</b>

<sup>1</sup>Shell rent calculation: \$18.12 per RSF multiplied by 26,994 RSF

<sup>2</sup>The Tenant Improvement Allowance shall be amortized at a rate of 0 percent per annum over the term remaining balance of the Firm Term of Lease commencing with the first full month after completion and acceptance of Tenant Improvements.

<sup>3</sup>Operating Costs rent calculation: \$7.87 per RSF multiplied by 26,994 RSF

3. Pursuant to the terms of the Lease as stated on page 1 "LEASE TERM", the commencement date of the Lease term shall be August 1, 2016. The Lease Term shall end on July 31, 2025. The Firm Term shall end at midnight on July 31, 2022, and shall thereafter be subject to termination rights set forth in Section 1.06 and renewal rights set forth in Section 1.06.

4. Pursuant to Paragraph 1.16 (Rate Adjustment for Vacant Premises) the operating costs rent stated above shall be reduced by ~~\$2,194.00~~ (which represents ~~4,097~~ ABOA SF which is currently vacant) until such time as the Government occupies the currently vacant space.

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

INITIALS

RM  
LESSOR

&

JM  
GOVT