

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 03
	TO LEASE NO.: GS-01P-LRI04876
ADDRESS OF PREMISES: 380 Westminster Street, Providence, RI (RI07097)	PDN Number:

**THIS AMENDMENT** is made and entered into between **380 WESTMINSTER STREET, LLC**, whose address is: c/o Urban America, L.P., 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 entered into lease GS-01P-LRI04876 (the "Lease") on July 21, 2014, for 75,625 rentable square feet (RSF), and

**WHEREAS**, the parties hereto desire to amend the above Lease by modifying the Tenant Improvement Fee Schedule, Section 1.10;

**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 as follows:

**1. TENANT IMPROVEMENT FEE SCHEDULE**

Paragraph 1.10 of the lease is hereby modified by inserting the following as Section 3 of Paragraph 1.10:

The Government hereby agrees to pay \$15,853.00 for additional A/E services to modify Construction Documents (CD's) in accordance with AIA Amendment No. 9 to design services (Rev 1/12/16) in the amount of \$8,954.00 and AIA Amendment No. 10 to design services (Rev 12/28/15) in the amount of \$6,899.00. The agreed cost for A/E services in accordance with Lease Amendment No. 2 was \$167,152.50, and with this change, the new total agreed to cost for A/E services is \$183,005.50.

This Lease Amendment contains one (1) page.

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

**FOR THE LESSOR:**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Authorized Representative  
 Entity Name: Urban America, L.P.  
 Date: 3/2/16

**FOR THE GOVERNMENT:**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 3/9/2016

**WITNESSED FOR THE LESSOR BY:**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: MARCH 2, 2016