

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>4</u> TO LEASE NO. LCT04587
ADDRESS OF PREMISES 20 Church Street Hartford, CT 06103-1246	PDN Number: N/A

THIS AMENDMENT is made and entered into between

20 Church Street, LLC

whose address is: 20 Church Street,
Hartford, CT 06102-1246

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 increase operating cost for daytime cleaning. .

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, as follows:

- A. Annual Rent: To increase the annual rent as stated in LA 3 for the addition to operating rent for daytime cleaning rather than team cleaners effective July 1, 2012 by adding [REDACTED] to the existing base cost of operations.

Shell Rent: \$462,131.25

Operating Cost Base: Escalated operating of \$135,497.75 + [REDACTED] = [REDACTED]

Tenant Improvements: \$34,964.41

Total Annual rent effective 7/1/12 : \$648,211.17

- B. To establish a new operating cost base effective 7/1/2012 by taking the escalated operating rent as of 7/1/2012 of \$135,497.75 and adding the daytime cleaning

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: 20 Church Street LLC
by Hampshire Partners Fund IV, LP
by: Hampshire Partners LLC FOR THE GOVERNMENT:

Signature: [Signature]
Name: MARK ROSEN
Title: Senior Vice President
Entity Name: 20 Church Street LLC
Date: _____

Signature: [Signature]
Name: GEORGE E. WELCH
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: JUNE 11, 2013

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: DAVID J. BELL
Title: GENERAL MANAGER
Date: _____

costs of [REDACTED] = [REDACTED]. This new operating cost base shall continue to escalate on 11/1 of each year using a base year of 2011. The first escalation shall be due 11/1/2012.

C. The lessor has procured daytime cleaning service under a 3 year contract. If the cost changes at the end of the current 3 year contract any changes to the rent will be re-negotiated and memorialized in a future lease amendment.

END OF LEASE AMENDMENT 4.

INITIALS:  LESSOR &  6.11.13 GOV'T