

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 03
	TO LEASE NO.: GS-01P-LCT04939
ADDRESS OF PREMISES: 333 East River Drive, East Hartford, CT (CT3323)	PDN Number: n/a

THIS AMENDMENT is made and entered into between **COMMERCE CENTER ONE, L.L.C.** whose address is: c/o Konover Commercial Corporation, 342 North Main Street, Suite 200, West Hartford, CT 06117-2507, 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: modify the Tenant Improvements to be performed, to issue a Notice to Proceed for such work, and to modify the schedule for completion of the tenant improvement work;

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:

- 1) **PAINTING:** Paragraph 7.03, "Painting", of the Lease, is hereby partially modified as follows:
 - A) The first (1st) coat of paint shall be at the Lessor's cost. The second (2nd) coat of paint shall be at the Government's cost, to be paid for through the Tenant Improvement Allowance.
 - B) The paint to be used for the walls is: SW 6386 Drawdown, Eggshell.
 - C) The paint to be used for the trim is: SW 6258 Drawdown, Eggshell.
- 2) The Lessor shall provide all materials, labor and services required for the painting of the 2nd coat ("2nd Coat Work") at the Leased Premises, as set forth in Exhibit A to this Lease Amendment No. 03. The cost of the 2nd Coat Work shall not exceed [REDACTED].
- 3) Upon full execution and delivery of this Lease Amendment No. 03, the Lessor shall consider this as a Notice to Proceed with the 2nd Coat Work in an amount not to exceed [REDACTED].

(Lease Amendment No. 03 continued on Page 2)

This Lease Amendment contains two (2) pages.

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

FOR THE LESSOR: *Commerce Center One, LLC*

Signature: [REDACTED]
Name: [REDACTED]
Title: *Vice President*
Entity Name: *Commerce, Inc. its manager*
Date: *January 15, 2016*

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: *Leasing Contracting Officer
GSA, Public Buildings Service,*
Date: *JAN 22 2016*

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: *Assistant Secretary*
Date: *January 15, 2016*

- 4) Upon acceptance and completion of the 2nd Coat Work, a Lease Amendment will be executed to adjust the Annual Rent to amortize \$104,321.61 as a Tenant Improvement Allowance over the remaining Firm Term of the Lease at an interest rate of eight (8) percent (8.0%). The amount of \$104,321.61 reflects the total of the New Carpet Work cost of [REDACTED], as set forth in paragraphs 1-3 of Lease Amendment No. 02, dated October 20, 2015, and the 2nd Coat Work cost of [REDACTED] as set forth in this Lease Amendment No. 03.
- 5) **Period of Performance for Tenant Improvement Work**: Paragraph 4.01, "Schedule for Completion of Space", is hereby deleted in its entirety and replaced with the following:

"The Lessor shall complete all work as required in this Lease no later than March 7, 2016."

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

INITIALS:


LESSOR

&


GOV'T