GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT  

LEASE AMENDMENT No. 05  
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, and to issue a Notice to Proceed for such 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) WALL PANEL REMOVAL  
   a) The Lessor shall provide all materials, labor and services required for the removal of a half wall panel in the kitchen located within the Leased Premises, and to paint that area formally covered by such wall panel ("wall panel removal work"), as described in Exhibit A to this Lease Amendment No. 05. The cost of the wall panel removal work shall not exceed $100.00.  
   b) Upon full execution and delivery of this Lease Amendment No. 05, the Lessor shall consider this as a Notice to Proceed with the wall panel removal work in an amount not to exceed $100.00.  

2) CABINET DOORS & HANDLES REPLACEMENT  
   a) The Lessor shall provide all materials, labor and services required for the removal of 12 existing cabinet doors & handles in the kitchen located within the Leased Premises, and replacing them with 12 new plastic laminate cabinet doors & handles ("cabinet work"), as described in Exhibit B to this Lease Amendment No. 05. The cost of the cabinet work shall not exceed $100.00.  
   b) Upon full execution and delivery of this Lease Amendment No. 05, the Lessor shall consider this as a Notice to Proceed with the cabinet work in an amount not to exceed $100.00.  

(Lease Amendment No. 5 continued on Page 2)  

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:  
Entity Name: COMMERCE CENTER ONE, L.L.C.  
Date: 2-29-2016  

FOR THE GOVERNMENT:  
Signature:  
Name: Leasing Contracting Officer  
Title: GSA, Public Buildings Service,  
Date: 3-3-2016  

WITNESSES:  
Signature:  
Name:  
Title:  
Date: 2-29-2016  

Lease Amendment Form 12/12
3) Upon acceptance and completion of the wall panel removal work and cabinet work, a Lease Amendment will be executed to adjust the Annual Rent to amortize $109,121.93 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 $109,121.93 reflects the total of the following:
   a) New Carpet Work cost of [redacted], as set forth in paragraphs 1-3 of Lease Amendment No. 02, dated October 20, 2015,
   b) 2nd Coat Work cost of [redacted], as set forth in Lease Amendment No. 03, dated January 22, 2016,
   c) Furniture removal work cost of [redacted] as set forth in Lease Amendment No. 04, dated February 25, 2016,
   d) Wall Panel Removal Work cost of [redacted], as set forth in this Lease Amendment No. 05, and
   e) Cabinet Work cost of [redacted], as set forth in this Lease Amendment No. 05.

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