

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 8
	TO LEASE NO. LMA04496
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	Date (to be applied by Government on date of execution) <div style="text-align: center;">OCT 09 2014</div>

THIS AGREEMENT, made and entered into this __ day of August, 2014, by and between Emerald Corporate Center, LLC (the "Lessor"), having a business address at 180 Second Street, Chelsea, MA 02150, and the General Services Administration, acting as agent for the United States Government (the "Government").

WHEREAS, the Lessor and the GSA desire to amend the above referenced lease (the "Lease")

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor and GSA agree that the Lease is amended as follows:

The following Proposed Change Orders (PCOs) are hereby incorporated into the Lease:

1. PCO No. 001: Live Load Reduction – Credit to the Government for reducing live loads on vertical structural members only in the amount of [REDACTED]
[POR 5.13 (Version 2.1.2)]
2. PCO No. 007: Credit to the Government for reducing the Width of Cable Tray from 24" to 18" in the amount of [REDACTED]
[POR 7.5 (Version 2.1.2)]
3. PCO No. 009: Credit to the Government for deleting the Perimeter 1" Diameter PVC Underground Conduit in the amount of [REDACTED]
[POR 7.9 (Version 2.1.2)]
4. PCO No. 011: Credit to the Government for reducing the Site Lighting from 2fc to 1 fc in the amount of [REDACTED]
[POR 7.14 (Version 2.1.2)]
5. PCO No. 012: Credit to the Government for reducing Conference Room Lighting from 35fc to 30 fc – To Reduce wattage on 8 down lights and one pendent light in each of the 11 Conference Rooms in the amount of [REDACTED]
[POR 7.14 (Version 2.1.2) and SFO Phase II, 7.20A.1a]
6. PCO No. 013: Credit to the Government for reducing Secure Parking Lighting from 10 fc to 5 fc to Allow for Lower Fixtures Cost in the amount of [REDACTED]
[POR 7.14 (Version 2.1.2) and SFO Phase II, 7.20A.1b]
7. PCO No. 015: Payment to the Lessor for providing Laminated Windows with Voice Transmission at VSF, Complaint, and Reception Areas in the amount of [REDACTED]
[POR 5.2 and 10.7 (Version 2.1.2)]
8. PCO No. 017: Provide Emergency Fan Control System for Fans Off Command and Requirement to Control On Demand Rooms from Operation Center – based on fans proximity to active train tracks that transport toxic materials. **No Cost for Change**
[POR 6.0 and 7.0 (Version 2.1.2) and RDML]



9. PCO No. 018: Payment to Lessor to Interconnect the Communication and Main Electrical Service Grounding Planes in the amount of \$ [REDACTED]
[POR 7.0 (Version 2.1.2) and RDML]
10. Total Credits to the Government: [REDACTED]
11. Total Additional Payments to Lessor: [REDACTED]
12. NET CREDIT TO GOVERNMENT: [REDACTED]

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:

Signature: [REDACTED]
Name: VARADIA SINGH
Title: PLANNING
Entity Name: GSA
Date: 31st OCTOBER 2014

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Michael Strobel
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: OCT 09 2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: WILLIAM SINGH
Title: WILLIAM SINGH
Date: 31st OCTOBER 2014

INITIALS: VS
LESSOR

&

MS
GOV'T