

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10 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: right;">MAR 13 2015</div>

THIS AGREEMENT, made and entered into this 13th day of March, 2015, 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 Order No. 10 (PCO No. 10) is to furnish and install a complete system of a new Disintegrator/Briquetter as required by the 2014, POR. The combined Disintegrator/Briquetter model replaces the Lease specified Disintegrator (2009 POR). The Work as required by the POR and as described in ECC's proposal dated July 14, 2014, and revised on October 5, 2014, is hereby incorporated into the Lease. The Work shall include a life time warranty and maintenance for the units and system.

1. Total Credit for Disintegrator without Briquetter: [REDACTED]
2. Total Add for Disintegrator with Briquetter: [REDACTED]
3. **NET ADDED COST TO THE GOVERNMENT:** [REDACTED]

This Lease Amendment contains 25 pages

All other terms and conditions of the lease shall remain in force and effect. No schedule impact resulted from this change. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
 Name: Patricia Simboli
 Title: Manager
 Entity Name: Emerald Corporate Center, LLC
 Date: 9 March 2015

FOR THE GOVERNMENT:

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

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Anthony C. Simboli
 Title: Manager
 Date: 9 March 2015