

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 12 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;"><b>MAR 13 2015</b></div>

THIS AGREEMENT, made and entered into this 13th day of January, 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:

1. Proposed Change Order No. 21 (PCO No. 21) is to furnish and install Revisions to [REDACTED] Site Security Trailer in accordance with the Government's Request for Proposal No. 002 (RFP No. 002) dated August 5, 2014. The cost for the Work as required by the POR and revised in RFP No. 002 is described in ECC's proposal dated 13-Oct-14, and revised on 20-Nov-14; is hereby incorporated into the Lease.

Total Add for Revisions to [REDACTED] Site Security Trailer (PCO 21): \$59,007.48

2. Proposed Change Order No. 22 (PCO No. 22) is to provide Projection Paint in FATS Room. The cost for the Work as required by the POR and revised in Government response to ECC's RFI No. 004 dated 25-Aug-14, and in RFP No. 004 dated 26-Aug-14, is described in ECC's proposal dated 08-Dec-14; is hereby incorporated into the Lease.

Total net add for projection paint on north wall in FATS Room (PCO 22): \$1,185.00

3. **TOTAL ADD FOR PCOs NO. 21 AND NO. 22:** **\$60,192.48**

This Lease Amendment contains 14 pages

All other terms and conditions of the lease shall remain in force and effect. No schedule impact resulted from these changes.

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: MAR 13 2015

**WITNESSED FOR THE LESSOR BY:**

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

INITIALS:

[Signature]  
LESSOR

&

[Signature]  
GOV'T