

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 14
	TO LEASE NO. LMA04496
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	Date (to be applied by Government on date of execution)

THIS AGREEMENT, made and entered into this 5th day of May 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 (the "GSA"), 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:

Extend the project's Substantial Completion Date from August 1, 2016, to August 22, 2016, and extend the project's Final Completion Date from September 2, 2016, to September 26, 2016, due to impacts from the severe winter storms beginning January 24, 2015, through February 17, 2015.

The referenced schedule time extension is based on ECC's request for a non-compensable twenty-one (21) calendar day extension to the project schedule due to the impacts from the severe weather and winter snow storms in January and February 2015.

The referenced no-cost schedule time extension is the Lessor's sole and exclusive remedy for the above referenced delay.

References and Attachments:

1. Government Letter OL 124 to ECC dated April 17, 2015
2. ECC Letter to the Government dated March 26, 2015, with attachments
3. ECC's Schedule titled "BPOB - ECC Development - Schedule Prior to Weather Events Rev1 - SUM-18B-1R1", Data Date: 26-Jan-15/ Run Date: 25-Mar-15 18:25".
4. ECC's Schedule titled "BPOB - ECC Development - Weather Events Schedule Updated to 17Feb15 Rev1 - SUM -18B-3R1", Data Date: 17-Feb-15/ Run Date: 25-Mar-15 18:41".

This Lease Amendment contains 70 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: _____
 Name: Patricia Simboli
 Title: Manager
 Entity Name: Emerald Corporate Center, LLC
 Date: 5 May 2015

FOR THE GOVERNMENT:

Signature: _____
 Name: Michael Strobel
 Title: Lease Contracting Officer
GSA, Public Buildings Service.
 Date: May 5, 2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: William Valentine
 Title: Director Development
 Date: 5/5/15

INITIALS:

ES
LESSOR

&

[Signature]
GOV'T