

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 15 TO LEASE NO. LMA04496
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	Date (to be applied by Government on date of execution) <p style="text-align: center;">AUG 07 2015</p>

THIS AGREEMENT, made and entered into this 7th day of August, 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. 03 (PCO No. 03) is to **Remove Ceilings from Rooms 51, 82, 96, 98, 103 & 128 - 10' minimum clearance and to Add Pendant Lights for Rooms 51, 82, 96, 98, 103 & 128**, as described in ECC's proposals dated 12-May-14, revised on 19-June-14, and further revised on 08-Dec-14; is hereby incorporated into the Lease.

Total Credit to the Government for Revisions in (PCO 03):



2. Proposed Change Order No. 05 (PCO No. 05) is to **Remove Ceiling in Room 84 and Replace Lay-In with Pendant Fixture** as described in ECC's proposals dated 12-May-14 and revised 08-Dec-14; is hereby incorporated into the Lease.

Total Credit to the Government for Revisions in (PCO 05):



Continued on Page 2 of 2

This Lease Amendment contains 102 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:
 Name: Patricia Simboli
 Title: Manager
 Entity Name: Emerald Corporate Center, LLC
 Date: 6 August 2015

FOR THE GOVERNMENT:

Signature:
 Name: Michael Strobel
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: AUG 07 2015

WITNESSED FOR THE LESSOR BY:

Signature:
 Name: SABRINA SILVA
 Title: ASSISTANT
 Date: 6 August 2015

INITIALS: 8 &
 LESSOR GOV'T

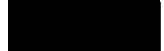
3. Proposed Change Order No. 06r3 (PCO No. 06r3) is to **Install and Remove Additional Temporary Security Poles and Lighting for Site Security** as described in ECC's proposals dated 05-May-14, revised 16-June-14, revised 26-Jan-15 and further revised on 15-May-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 06r3**):



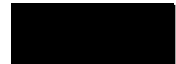
4. Proposed Change Order No. 014 (PCO No. 014) is to **Add Full Height Barrier over Turnstile** as described in ECC's proposals dated 12-May-14, revised 16-June-14, clarified 26-Jan-15 and further clarified on 09-June-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 014**):



5. Proposed Change Order No. 023 (PCO No. 023) is to **Add Pedestrian Gate at the Secondary Site Entrance (SSE)** as described in GSA RFP No. 001 dated June 20, 2014 and in ECC proposals dated 12-Mar-15 and revised 15-May-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 023**):



6. Proposed Change Order No. 028 (PCO No. 028) is to **Add Sound Masking System – Design Phase Only** as described in GSA RFP No. 09 dated December 16, 2014 and in ECC's proposal dated 06-June-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 028**):



7. Proposed Change Order No. 031 (PCO No. 031) is to **Delete a Satellite Dish Antenna** as described in GSA RFP No. 012 dated January 2, 2015 and in ECC's proposal dated 19-May-15; is hereby incorporated into the Lease.

Total Credit to the Government for Scope Deletion (**PCO 031**):



8. Proposed Change Order No. 033r1 (PCO No. 033r1) is to **Add 1 – 4 Inch Diameter Future Telephone Conduit from Street to Room 7.96 – NOT ENCASED IN CONCRETE** as described in GSA RFP No. 14 Rev.1 dated May 1, 2015 and in ECC's proposals date 26-Mar-15 and revised 18-May-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 033r1**):



9. Proposed Change Order No. 038 (PCO No. 038) is to **Add Fitness Center Electrical Water Cooler Upgrade (SS Model)** as described in GSA RFP No. 19 Rev.1 dated May 13, 2015 and in ECC's proposal date 18-May-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 038**):



10. Proposed Change Order No. 041 (PCO No. 041) is to **Add Security Detention Bench in Room 1706** as described in GSA RFP No. 22 dated May 11, 2015 and in ECC's proposal dated 15-June-15; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 041**):



11. **TOTAL NET ADD THIS LEASE AMENDMENT:**



INITIALS:

LESSOR

&

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