

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 21
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	TO LEASE NO. LMA04496 Date (to be applied by Government on date of execution) <i>JANUARY 24, 2017</i>

THIS AGREEMENT, made and entered into this 24 day of JAN, 2017, 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 noted below:

All other terms and conditions of the lease shall remain in force and effect. No schedule or related costs impacts have resulted from these changes. This Lease Amendment settles any and all schedule and cost impacts from the changes included herein.

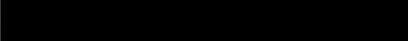
The Lessor does hereby forever waive, release, relinquish, remise and discharge the Government from any and all losses, costs or expenses (including reasonable attorneys' fees), damages, demands, liabilities, claims, actions, causes of action, suits, or judgments whatsoever, of every name and nature, in law and in equity, which the Lessor ever had, now has or might in the future have (and whether or not asserted) against the Government arising from, pursuant to, or bearing any relationship whatsoever to all changes, RFPs and all PCOs from beginning of the building's construction through the effective date of this Lease Amendment.

Notwithstanding the foregoing, nothing in this Lease Amendment is intended to or does impact the Lessor's right, pursuant to the provisions of Paragraph 7 of Lease Amendment 5 of the Lease, to seek adjustment of the Operating Costs Base as provided therein.


This Lease Amendment contains 388 pages including this page.

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: 23 JANUARY 2017

FOR THE GOVERNMENT:

Signature: 
 Name: Michael Strobel
 Title: Lease Contracting Officer
GSA, Public Buildings Service.
 Date: JAN 24, 2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Joseph McHale
 Title: _____
 Date: 1/23/17

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1. Proposed Change Order No. 26r1 (PCO No. 26r1) is for **Adjustments from the 2009 to 2014 POR for the VSF** as proposed in ECC's PCO No. 26 dated November 13, 2015 submitted on June 9, 2016 and revised in ECC's PCO No. 26r1 dated July 28, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 26r1):

[REDACTED]

2. Proposed Change Order No. 35r2 (PCO No. 35r2) is for **Floor Finish Revisions - VCT and Carpet - Through RFP 16** as described in GSA RFP No. 16 dated February 23, 2015, and proposed in ECC's PCO No. 35 dated May 18, 2015, revised March 3, 2016, and revised June 9, 2016 and further revised in ECC's PCO No. 35r2 dated September 19, 2016; is hereby incorporated into the Lease.

Total Added Credit for scope in (PCO 35r2):

[REDACTED]

3. Proposed Change Order No. 48ar2 (PCO No. 48ar2) is for adding the **VSF Revisions - Construction** as proposed in ECC's PCO No. 48a dated November 13, 2015, revised in ECC's PCO No. 48ar1 dated June 9, 2016 and further revised in ECC's PCO No. 48ar2 dated July 28, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 48ar2):

[REDACTED]

4. Proposed Change Order No. 54a-r1 (PCO No. 54a-r1) is for **No Trespassing Signs** as described in GSA RFP No. 30 dated July 9, 2015 and proposed in ECC's PCO No. 54a dated August 4, 2016 and revised in ECC's PCO No. 54a-r1 dated November 3, 2016; is hereby incorporated into the Lease.

Total Added Cost to for Scope in (PCO 54a-r1):

[REDACTED]

5. Proposed Change Order No. 54b (PCO No. 54b) is for **New England Sign for Executive Wing** as described in GSA RFP No. 30 dated July 9, 2015, and as proposed in ECC's PCO No. 54b dated September 6, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 54b):

[REDACTED]

6. Proposed Change Order No. 66ar1 (PCO No. 66ar1) is for related **Design Cost for Creating a Conformed Set for Government RFPs through GSA RFP 39** as proposed in ECC's PCO No. 66a dated February 9, 2016, revised on May 2, 2016, and cancelled (66ar1) on October 31, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 66ar1):

[REDACTED]

7. Proposed Change Order No. 70b (PCO No. 70b) is to add **EOC Door Opaque Film** as proposed in ECC's PCO No. 70b dated October 26, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 70b):

[REDACTED]

8. Proposed Change Order No. 80a (PCO No. 80a-r2) is for **Rogue Fitness Equipment Install** as described in GSA RFP No. 50 dated February 19, 2016 and proposed in ECC's PCO No. 80a dated July 11, 2016 and revised in ECC's PCO No. 80a-r2 dated November 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 80a-r2):

[REDACTED]

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9. Proposed Change Order No. 86r1 (PCO No. 86r1) is to incorporate **Conduit from Room 101C to 101B – Added Conduit Length and Associated Slab Coring** as proposed in ECC's PCO No. 86 dated March 15, 2016, and revised in ECC's PCO No. 86r1 dated August 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 86r1):

[REDACTED]

10. Proposed Change Order No. 91 (PCO No. 91) is for **Furniture Power Revisions** as described in GSA RFP No. 55 dated April 11, 2016 and as proposed in ECC's PCO No. 91 dated October 15, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 91):

[REDACTED]

11. Proposed Change Order No. 92 (PCO No. 92) is for **Additional Power and Data Outlets in 8221BB** as described in GSA RFP No. 56 dated April 18, 2016 and proposed in ECC's PCO No. 92 dated October 24, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 92):

[REDACTED]

12. Proposed Change Order No. 93r1 (PCO No. 93r1) is for **IDG Revisions – OL 323 & 274** as proposed in ECC's PCO No. 93 dated July 28, 2016, and revised in ECC's PCO No. 93r1 dated September 23, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 93):

[REDACTED]

13. Proposed Change Order No. 94r1 (PCO No. 94r1) is for **Level 3 Flush Niche Option** as proposed in ECC's PCO No. 94 dated June 24, 2016, and revised in ECC's PCO No. 94r1 dated August 12, 2016; is hereby incorporated into the Lease.

Total Added Cost for scope in (PCO 94r1):

[REDACTED]

14. Proposed Change Order No. 96r1 (PCO No. 96r1) is for **Change HM Door Frame Color** as proposed in ECC's PCO No. 96 dated May 16, 2016, and revised in ECC's PCO No. 96r1 dated August 17, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 96r1):

[REDACTED]

15. Proposed Change Order No. 97r2 (PCO No. 97r2) is for **Additional EMT Sleeves** as described in GSA RFP No. 57 dated April 25, 2016, and as proposed in ECC's PCO No. 97 dated May 16, 2016, revised in ECC's PCO No. 97r1 dated July 11, 2016, and further revised in ECC's PCO No. 97r2 dated October 24, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 97r2):

[REDACTED]

16. Proposed Change Order No. 98r2 (PCO No. 98r2) is for **Additional Data Outlet in 1221BA/1221BB** as described in GSA RFP No. 58 dated May 3, 2016 and as proposed in ECC's PCO No. 98 dated May 16, 2016, revised in ECC's PCO No. 98r1 dated July 12, 2016 and further revised in ECC's PCO No. 98r2 dated August 15, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 98r2):

[REDACTED]

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17. Proposed Change Order No. 99r1 (PCO No. 99r1) is for **Accent Tile and Paint Revision in Room 2001** as proposed in ECC's PCO No. 99 dated June 13, 2016, and revised in ECC's PCO No. 99r1 dated August 4, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 99r1):

[REDACTED]

18. Proposed Change Order No. 100r1 (PCO No. 100r1) is for **Closet Rod and Shelf Revisions** as proposed in ECC's PCO No. 100 dated May 20, 2016, and revised in ECC's PCO No. 100r1 dated August 4, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 100r1):

[REDACTED]

19. Proposed Change Order No. 100a-r1 (PCO No. 100a-r1) is for **ADA Cleat and Rod in Closets** as proposed in ECC's PCO No. 100a dated June 24, 2016 and revised in ECC's PCO No. 100a-r1 dated September 20, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 100a-r1):

[REDACTED]

20. Proposed Change Order No. 101 (PCO No. 101) is to provide **Plywood Sheets in Telephone Equipment and Frame Room 1017** as described in GSA RFP No. 59 dated May 11, 2016 and proposed in ECC's PCO No. 101 dated July 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 101):

[REDACTED]

21. Proposed Change Order No. 103r2 (PCO No. 103r2) is to provide **Door Window Film at Door Type WD-FG** as described in GSA RFP No. 60 dated May 18, 2016 and revised in GSA RFP No. 60 Rev.2 dated August 12, 2016, as proposed in ECC's PCO No. 103 dated September 19, 2016, revised in ECC's PCO No. 103r1 dated November 8, 2016, and further revised in ECC's PCO No. 103r2 dated December 12, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 103r2):

[REDACTED]

22. Proposed Change Order No. 106 (PCO No. 106) is for **Added Telephone Outlet in Room 3041** as described in GSA RFP No. 63 dated June 10, 2016 and proposed in ECC's PCO No. 106 dated November 7, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 106):

[REDACTED]

23. Proposed Change Order No. 107 (PCO No. 107) is for **Added Surface Mounted Outlets - Room 2223** as described in GSA RFP No. 64 dated June 24, 2016 and revised in GSA RFP No. 64Rev.1 dated July 27, 2016 and as proposed in ECC's PCO No. 107 dated November 7, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 107):

[REDACTED]

24. Proposed Change Order No. 108 (PCO No. 108) is for **Added Verizon Work Items** as described GSA RFP 66 dated July 7, 2016, and proposed in ECC's PCO No. 108 dated August 5, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 108):

[REDACTED]

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25. Proposed Change Order No. 109r1 (PCO No. 109r1) is to **Add Data Outlet in Room 2271** as described in GSA RFP No. 67 dated July 21, 2016 and proposed in ECC's PCO No. 109 dated August 11, 2016 and revised in ECC's PCO No. 109r1 dated October 25, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 109r1):

[REDACTED]

26. Proposed Change Order No. 110r1 (PCO No. 110r1) is to **Furnish (Only) Workstation Signs** as described in GSA RFP No. 68 dated July 27, 2016 and proposed in ECC's PCO No. 110 dated July 30, 2016, and revised in ECC's PCO No. 110r1 dated September 6, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 110r1):

[REDACTED]

27. Proposed Change Order No. 111r1 (PCO No. 111r1) is for **RFI 631 – RFP 50 Fitness Related Electrical** as described in GSA RFP No. 50 dated February 19, 2016, and as proposed in ECC's PCO No. 111 dated August 4, 2016, and revised in ECC's PCO No. 111r1 dated September 19, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 111r1):

[REDACTED]

28. Proposed Change Order No. 112r1 (PCO No. 112r1) is for **Courtyard Screening (ROM) – Pergola Foundations and Structure not Included** as proposed in ECC's PCO No. 112 and cancelled in ECC's PCO No. 112r1 dated December 23, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 112r1):

[REDACTED]

29. Proposed Change Order No. 114r1 (PCO No. 114r1) is for **Pin Mounting for Workstation Signs** as proposed in ECC's PCO No. 114 dated September 19, 2016, and revised in ECC's PCO No. 114r1 dated September 21, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 114r1):

[REDACTED]

30. Proposed Change Order No. 115 (PCO No. 115) is for the **Relocation of Temporary Cameras** as proposed in ECC's PCO No. 115 dated September 19, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 115):

[REDACTED]

31. Proposed Change Order No. 116a (PCO No. 116a) is for **RFP 70 Item 1 Unistrut Ladder (Other RFP Items Priced Separately)** as described in GSA RFP No. 70 dated August 22, 2016, and proposed in ECC's PCO No. 116a dated September 22, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 116a):

[REDACTED]

32. Proposed Change Order No. 116b (PCO No. 116b) is for **RFP 70 Items 2, 3 and 2018 Receptacles** as described GSA RFP No. 70 dated August 22, 2016, and proposed in ECC's PCO No. 116b dated October 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 116b):

[REDACTED]

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33. Proposed Change Order No. 117 (PCO No. 117) is for **Opaque Film on Sidelights and Doors 8201EA** as described in GSA RFP No. 71 dated August 24, 2016, and proposed in ECC's PCO No. 117 dated October 26, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 117)**: [REDACTED]

34. Proposed Change Order No. 118r1 (PCO No. 118r1) is for changes to **Room 7.100 Receptacle Revisions** as described and proposed in ECC's PCO No.118 dated September 23, 2016 and revised in ECC's PCO No. 118r1 dated October 14, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 118r1)**: [REDACTED]

35. Proposed Change Order No. 119 (PCO No. 119) is for **V108A Lockset Revision** as proposed in ECC's PCO No. 119 dated September 23, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 119)**: [REDACTED]

36. Proposed Change Order No. 120r1 (PCO No. 120r1) is for **Appliance Plumbing Time and Material Reconciliation** as described in GSA RFP No. 48 dated February 2, 2016, and revised in GSA RFP No. 48 Rev.1 dated March 4, 2016, as proposed in ECC's PCO No. 120 dated October 20, 2016, and revised in ECC's PCO No. 120r1 dated December 23, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 120r1)**: [REDACTED]

37. Proposed Change Order No. 121r2 (PCO No. 121r2) is to provide **Field Office and [REDACTED] Fire and Life Safety Requested Signage Revisions and Adds** as proposed in ECC's PCO No. 121 dated October 25, 2016, revised in ECC's PCO No. 121r1 dated November 3, 2016 and further revised in ECC's PCO No. 121r2 dated November 10, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 121r2)**: [REDACTED]

38. Proposed Change Order No. 122 (PCO No. 122) is to provide **Wide Angle Peep Holes in Various Doors** proposed in ECC's PCO No. 122 dated November 3, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 122)**: [REDACTED]

39. Proposed Change Order No. 123 (PCO No. 123) is for **RFP 72: Miscellaneous Electrical Revisions – Time and Material** as described in GSA RFP No. 72 dated October 19, 2016 and proposed in ECC's PCO No. 123 dated November 11, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 123)**: [REDACTED]

40. Proposed Change Order No. 124 (PCO 124) is for **RFP 21: Related Electrical Work – Requested by American Systems** as described in GSA RFP No. 21 dated May 1, 2015, and revised in GSA RFP No. 21Rev.1 dated June 19, 2015, as proposed in ECC's PCO No. 124 dated November 29, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 124)**: [REDACTED]

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41. Proposed Change Order No. 131 (PCO No. 131) is to **Furnish and Install Revisions to Roof Hardware** per [REDACTED] as proposed in ECC's PCO No. 131 dated December 12, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 131)**: [REDACTED]

42. Proposed Change Order No. 132 (PCO No. 132) is for **Government Contractors Damage Repair** costs as proposed in ECC's PCO No. 132 dated December 23, 2016; is hereby incorporated into the Lease.

Total Added Cost for Scope in **(PCO 132)**: [REDACTED]

43. **TOTAL NET ADD THIS LEASE AMENDMENT:** [REDACTED]

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