GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT No.9
TO LEASE NO. GS-01B-(PB)-04678

ADDRESS OF PREMISES:
12 New England Executive Park
Burlington, MA

PDN Number:

THIS AGREEMENT, made and entered into this 18th day of December, 2013, by and between NEEP Investors Holdings LLC, having a business address at c/o National Development, 2310 Washington Street, Newton, MA 02462 hereinafter called the Lessor, and the General Services Administration, ("GSA"), as agent for UNITED STATES OF AMERICA.

WHEREAS, the parties hereto desire to amend the above Lease to accept the Space as substantially complete and commence payment of shell, operating and tenant improvement rent for the entire Space measuring 91,848 RSF.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2013, as follows:

Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety and replaced as follows:

"2. TERM: TO HAVE AND TO HOLD the said premises with their appurtenances for a term (the "Lease Term") beginning on November 1, 2013 (the "Commencement Date") and continuing through October 31, 2023 (the "Termination Date"), subject to termination rights as may be hereinafter set forth. Effective as of the Commencement Date, the Government shall be deemed to have accepted the entire Leased Premises as having been substantially completed in accordance with the terms of the Lease."

This Lease Amendment contains one (1) page.

All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto subscribed their names as of the above date.

FOR THE LESSOR:

Entity Name: NEEP INVESTORS HOLDINGS LLC
By: NEEP Investors Holdings LLC
By: NEEP CR Member
By: CRRF GP Investment partner
Signature: [Signature]
Name: Brian E.
Title: President

FOR THE LESSOR:

Signature: [Signature]
Name: [Name]
Title: Lease Contracting Officer
GSA, Public Buildings Service
New England Region

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: [Name]
Title: Senior Counsel, National Development

DEC 18 2013