GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES:
120 Front Street, Worcester, MA 01608-1415

LEASE AMENDMENT No. 1
TO LEASE NO. LMA04825
PDN Number: PS0026463

THIS AMENDMENT is made and entered into between
whose address is: 
Worcester Renaissance Tower LLC
121 High Street
Boston, MA 02110-2493

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to issue the Notice to Proceed for
Tenant Improvements.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of
which is hereby acknowledged, covenant and agree that the said Lease is amended, effective
upon execution by the Government as follows:

A. This LA formally and officially issues Notice to Proceed in the amount of $539,286.40 as referenced in
Exhibit A for the Tenant Improvements in accordance with the Lease, Design Intent Drawings,
Construction Drawings dated December 11, 2012, addendum dated December 17, 2012 with minor
modifications subsequently agreed upon, and the Lessor’s Cost Proposal dated April 30, 2013 (Exhibit A),
which are incorporated into the lease by reference.

The total project cost of $539,286.40 is to be paid as follows:

(1) Tenant Improvements (TI) costs of $126,016.41 to be amortized in the rent at an interest rate of
10% over the first five (5) years (firm term) of the Lease per Paragraph 17 commencing the
effective date of this lease.

(2) The Government shall make a lump sum payment for the above TI cost of $413,269.99 upon
completion and acceptance by the government of the construction identified herein.

This Lease Amendment contains 3 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: 
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 

FOR THE GOVERNMENT:
Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 

WITNESSED FOR
Signature: 
Name: 
Title: 
Date: 

Lease Amendment Form 12
(3) No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Lease Amendment.

B. The Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice. The original invoice, in an amount not to exceed $413,269.99, shall be submitted via the GSA Financial Website at www.finance.gsa.gov.

A copy of the invoice shall be simultaneously submitted to GSA at:

General Services Administration
Public Building Services
Attn: Nancy Swiechowicz
John O. Pastore Federal Building
2 Exchange Terrace, Suite 101
Providence, RI 02903
Or by fax: 401-528-5114

For an invoice to be considered proper, it must:

- Be received after the execution of this SLA
- Reference the PDN number - PS0026463
- Include a unique, vendor-supplied, invoice number
- Indicate the exact payment amount requested
- Specify the payee’s name and address. The payee’s name and address must EXACTLY match the Legal Business Name of DBA associated with it in the SAM (System for Award Management).