

(P)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 03
	TO LEASE NO.: LNH04697
ADDRESS OF PREMISES: 1000 ELM STREET, SUITE 705, MANCHESTER, NH (NH6148)	PDN Number: PS0025630

THIS AMENDMENT is made and entered into between **BRADY SULLIVAN PLAZA, LLC**, whose address is: 670 North Commercial Street, Suite 303, Manchester, NH 03101, 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: to make a one-time adjustment to the Annual Rent, and to pay for additional tenant improvements which exceed the Tenant Improvement Allowance;

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 as follows:

1. **ANTENNA REPLACEMENT:**

The Government shall pay to the Lessor \$2,438.00 plus labor and Lessor's Management Fee of 19% (as stipulated in the Lease) for a total of \$3,133.27. The invoice for an antenna replacement is attached herein as Exhibit A. For purposes of payment, \$1,566.64, 50% of \$3,133.27, shall be paid via a one-time rental adjustment. The other 50%, \$1,566.63, shall be paid via a lump sum payment under Change Order No. 21 (see paragraph 2 below).

2) **PAYMENT FOR TENANT IMPROVEMENTS:**

A. In separate correspondences, the Government issued Notices to Proceed for change orders to the approved Tenant Improvements in the amount of **\$17,622.24**, which are broken out as follows:

- CO #13 - shelving, lighting, cable trays, 11/19/2013:
- CO #14 - move antenna from 1750 Elm St. to 1000 Elm St., 09/23/2013:
- CO #15 - In Use signage substitution, 01/23/2014:
- CO #16 - shelving and garage door modification, 11/04/2013:
- CO #17 - Installation of dipole antenna, 11/25/2013:
- CO #20 - Installation of TV Brackets, 12/12/2013:
- CO #21 - 50% of Antenna replacement cost, 03/05/2014:



(continued on Page 2)

This Lease Amendment contains two (2) pages.

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

FOR THE LESSOR
 Signature: _____
 Name: Principal, Arthur Sullivan
 Title: _____
 Entity Name: Brady Sullivan Plaza
 Date: 8-13-14

FOR THE GOVERNMENT
 Signature: _____
 Name: Michael Strubel
 Title: Leasing Contracting Officer
 GSA, Public Buildings Service,
 Date: SEP 02 2014

WITNESSED BY
 Signature: _____
 Name: _____
 Title: _____
 Date: 8-13-14

- B. In complete satisfaction for the change order work provided therein, the Government shall pay the Lessor **\$17,622.24** in a lump sum.
- C. The \$17,622.24 shall be funded by the following Reimbursable Work Authorization: **N0173500**.
- D. An original invoice must be submitted directly to the GSA Finance Office at the following address:
 - General Services Administration
 - Fort Worth Finance
 - FTS and PBS Payment Division (7BCP)
 - 819 Taylor Street, P.O. Box 17181
 - Fort Worth, TX 76102-0181

A copy of the invoice must be provided to Michael Strobel, Contracting Officer, at the following address:

General Services Administration
Leasing Division
Thomas P. O'Neill Federal Building
10 Causeway Street, Room 1010
Boston, MA 02222

A proper invoice must include the following:

- Invoice date,
- Name of the Lessor as shown on the Lease,
- Lease contract number, building address, and a description, price, and quantity of the items delivered, and
- PDN #: **PS0025630**.

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

INITIALS:  LESSOR &  GOV'T