

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-01B-LNH04815
ADDRESS OF PREMISES 410 AMHERST STREET NASHUA, NH 03063	PDN Number: N/A

THIS AMENDMENT is made and entered into between **NHB II LLC c/o RREEF**

whose address is: 4 Technology Drive, Westborough, MA 01581
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 reconcile the tenant improvements and provide beneficial occupancy.

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 January 10, 2012 as follows:

- A. Use of the GSA Form 276 Supplemental Lease Agreement has been discontinued. All references in the Lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- B. Paragraph 4 of the Lease was amended by Paragraph 2 of Supplemental Lease Amendment ("SLA") Number 1. Paragraph 2 of SLA Number 1 is hereby deleted in its entirety and replaced with the following:

"4. THE GOVERNMENT SHALL PAY to the Lessor, commencing on January 10, 2012 and in accordance with Paragraph 20 of the General Clauses of the Lease, rent as follows:

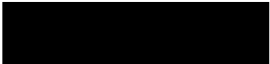
January 10, 2012 – January 9, 2017: Annual rent of \$211,469.74 and payable at the rate of \$17,622.48 per month, in arrears via electronic funds transfer

January 10, 2017 – January 9, 2022: Annual rent of \$173,552.20 and payable at the rate of \$14,462.68 per month, in arrears via electronic funds transfer

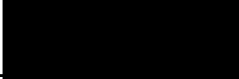
This Lease Amendment contains 2 pages.

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: David B. Crowe
Title: Vice President
Entity Name: NHB II LLC c/o RREEF
Date: 6/24/13

FOR THE GOVERNMENT:

Signature: 
Name: Christine E. Whiff
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7-12-13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Alvin Abst.
Title: 6/24/13
Date: 6/24/13

C. Paragraph 6 is hereby deleted in its entirety and replaced with the following:

"6. FREE RENT AND BROKERAGE COMMISSION: In accordance with Paragraph 2.3 of the SFO, "Broker Commission and Commission Credit", CBRE ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of firm term of this Lease ("Commission"). The total amount of the Commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph of the SFO, CBRE has agreed to forgo [REDACTED] of the Commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] to be paid upon lease commencement. The remaining brokerage fee shall be paid in two parts; [REDACTED] will be paid to CBRE upon lease execution and [REDACTED] will be paid to CBRE upon lease commencement.

The shell rental portion of the annual rental payments (\$116,959.20 or \$9,746.60 per month) due and owing under Paragraph 5 of this lease shall be reduced to fully recapture this Commission Credit. The total reduction in shell rent related to the commission credit is [REDACTED] and shall commence with the first month of the rental payment.

- First Month's Rental Payment of \$17,622.48 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
- Second Month's Rental Payment of \$17,622.48 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

D. Tenant Improvement Budget Reconciliation

The Government, pursuant to Lease Amendments 2-5, and the Notice to Proceed dated September 21, 2012, issued approvals for the TI budget and Change Orders 1, 3, and 4. The change order amounts are included in the final TI cost. The total final Tenant Improvement Budget is \$152,217.99. The amount of \$152,217.99 is amortized over five (5) years at the rate of nine (9%) percent commencing on January 10, 2012 at a rate of \$37,917.54 per year.

INITIALS: DVC & [Signature]
LESSOR & GOV'T