

Lease Amendment
Number 2

JUL 03 2012

Lease Number: LNH04864
59 Chenell Drive, Concord, NH 03301-8548

Date:

THIS AGREEMENT, made and entered into this date by and between Miramar LLC 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 commence rent.

- This superseding lease will replace LNH04581 on the effective date identified in the term paragraph below.
- Rent:** Rent AND OTHER CONSIDERATION (succeeding) (SEPT 2011) paragraph A is hereby deleted in its entirety and replaced with the following:

Rent AND OTHER CONSIDERATION (succeeding) (SEPT 2011)

A. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	5/18/2012-6/17/2017		6/18/2017-6/17/2022	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$ 246,359.20	\$ 19.43	\$ 241,559	\$19.05
Tenant Improvements rent ¹	\$ 36,127.88	\$ 2.85 ³	\$	\$ ³
Operating Costs	\$ 97,282	\$ 7.87	\$	\$
Building Specific Security ²	\$	\$ ³	\$	\$ ³
Total Annual Rent	\$ 379,769.08	\$ 29.96³	\$	\$

¹The Tenant Improvements of \$159,536.81 are amortized at a rate of 5.0 percent per annum over 5 years.

³Rates may be rounded.

- TERM:** Lease Term paragraph on page 1 of the lease is deleted in its entirety and replaced with the following:

Lease Term: To Have and To Hold the said Premises with their appurtenances for the term beginning June 18, 2012 and continuing through June 17, 2022 subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

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 above date.

Lessee
B [Redacted Signature]

President
(Title)

In Presence of
[Redacted Signature]
(Signature)

[Redacted Signature]

United States Of America, General Services Administration, Public Buildings Service.

[Redacted Signature]

LEASE CONTRACTUAL OFFICER
(Official Title)