

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10
	TO LEASE NO.: GS-01P-LRI04903
ADDRESS OF PREMISES: 380 Westminster Street, 6 th floor, Providence, RI (RI7097)	PDN Number: PS0030566

THIS AMENDMENT is made and entered into between **380 WESTMINSTER STREET, LLC**, whose address is: c/o Urban America, L.P., 30 Broad Street, 35th Floor, New York, New York 10004, 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: order tenant improvements to be done, and to issue a Notice to Proceed for such work; and

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) **Aluminum Strips for Window Lites**

- a) The Lessor shall provide all materials, labor and services required to purchase and install 2' anodized aluminum strips over existing butt-glazed window lites located in the [REDACTED] office located on the 6th Floor ("Aluminum Strip Work"), as described in Exhibit A to this Lease Amendment No. 10. The cost of the Aluminum Strip Work shall not exceed [REDACTED].
- b) Upon full execution and delivery of this Lease Amendment No. 10, the Lessor shall consider this as a Notice to Proceed with the Aluminum Strip Work in an amount not to exceed [REDACTED].

2) **Ceiling Tile Replacement**

- a) The Lessor shall provide all materials, labor and services required to purchase and install new 2x2 ceiling tiles to replace existing salvaged 2x4 ceiling tiles located in the [REDACTED] office located on the 6th Floor ("Ceiling Tile Work"), as described in Exhibit A to this Lease Amendment No. 10. The cost of the Ceiling Tile Work shall not exceed [REDACTED].

(Lease Amendment No. 10 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: [REDACTED]
 Name: [REDACTED]
 Title: Authorized Representative
 Entity Name: UrbanAmerica
 Date: 3-21-16

FOR THE

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Leasing Contracting Officer
GSA, Public Buildings Service,
 Date: 3/22/16

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: AUTHORIZED REPRESENTATIVE
 Date: 3-21-2016

b) Upon full execution and delivery of this Lease Amendment No. 10, the Lessor shall consider this as a Notice to Proceed with the Ceiling Tile Work in an amount not to exceed [REDACTED].

3) **Payment for Aluminum Strip and Ceiling Tile Work**

- a) Upon acceptance and completion of the Aluminum Strip and Ceiling Tile Work, the Government shall pay the Lessor [REDACTED] in a lump sum.
- b) The [REDACTED] lump sum payment shall be funded by the following Reimbursable Work Authorization ("RWA"): N0579340
- c) 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

Invoices may also be submitted electronically at www.finance.gsa.gov.

A copy of the invoice must be provided to George Welch, Lease Contracting Officer, at the following address:

General Services Administration
Real Estate Acquisition 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
- PDN #: PS0030566

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

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