

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>3</u>
LEASE AMENDMENT	TO LEASE NO. LRI04903
ADDRESS OF PREMISES  380 Westminster Street Providence, RI 02903	PDN Number: NA

THIS AMENDMENT is made and entered into between 380 WESTMINSTER STREET LLC whose address is: c/o Urban America, L.P. 30 Broad Street, New York, NY 10004, hereinafter called the Lessor or Contractor, and

The UNITED STATES OF AMERICA, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the above Lease to increase 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:

- A. INCREASE IN TENANT ALLOWANCE. The Lessor shall increase the Tenant Improvement Allowance as referenced in Section 9 of Lease Amendment 2 from \$5,000.00 to \$50,000.00, an increase of \$45,000.00. The rent shall be increased accordingly, as stated below in Section D.
- B. SPACE ALTERATIONS. The Lessor shall provide all services, materials and labor to accomplish the furniture and electrical work stated in attachment A, furniture work quote, and Attachment B, electrical work quote. Upon completion of this work and approval of the same by the Government, the Government shall pay the Lessor [REDACTED] for the furniture work and [REDACTED] for the electrical work, for a total of \$41,995.87, in full consideration for this work. Payment shall be made from the Tenant Improvement Allowance.
- C. TESTING. The Lessor shall provide and pay for an Indoor Air Quality Test (IAQT) for the Leased Premises. The Lessor shall provide a copy of the test report to the Government within three days of the report coming available. The Government shall reimburse the Lessor for the cost of the IAQT in the amount of [REDACTED] as shown on Attachment C, from the Tenant Improvement Allowance.

This Lease Amendment contains 11 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: [REDACTED]  
Name: [REDACTED]  
Title: Authorized Representative  
Entity Name: 380 WESTMINSTER STREET LLC  
Date: 9/9, 2015

FOR THE GOVERNMENT:

Signature: [REDACTED]  
Name: George E. Welch  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: SEPT. 10, 2015

WITNESS:

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Authorized Representative  
Date: 9/9, 2015

D. RENT. The Government shall pay the Lessor an increase in rent of \$7,720.26 per month, effective September 1, 2015. With the addition of this amount, the total rent for the months of September 2015 through and including February 2016 is increased to \$28,300.28 (\$20,580.00 + 7,720.26)

E. ATTACHEMENTS. All attachments referenced herein and attached hereto are incorporated herein by reference.

END.

INITIALS:

  
LESSOR

&

  
GOVT