GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
380 Westminster Street
Providence, RI 02903

LEASE AMENDMENT No. 3

TO LEASE NO. LRI04903

PDN Number: NA

THIS AMENDMENT is made and entered into between 380 WESTMINSTER STREET LLC
whose address is: /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 $41,995.87 for the furniture work and $35,000.00 for the electrical work, for a total of $76,995.87, 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 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: 7/9/2016

FOR THE GOVERNMENT:

Signature: [redacted]
Name: George E. Welch
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 5/27/2015

WITNESS:

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

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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 $28,300.26 ($20,580.00 + 7,720.26).

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

END.