THIS AMENDMENT is made and entered into between Fair Oaks Commerce Center Holdings - 1, LLC
whose address is: Fair Oaks Commerce Center Holdings - 1, LLC
Two International Pl
Boston, MA 02110-4104
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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:

Current Information:
Annual Rent $2,000,817.80
Operating Cost $650,504.32

A. Issued to reflect a CPI adjustment, as follows:

Base (CPI-W-U.S. City Avg) May 2014 234.216
Corresponding Index May 2016 234.444
Base Operating Cost Per Lease $654,157.52
% increase in CPI-W 0.00097346
Adjustment from Base Year $636.80
Previous Adjustments ($3,653.20)
This year's Adjustment $4,290.00

New Information
Annual Rent $2,005,107.80
Operating Cost $654,794.32

B. The annual rent shall increase by $4,290.00
Effective June 1, 2016
New Annual Rent $2,005,107.80
Monthly Rent, in arrears $167,092.32

This Lease Amendment contains one page.

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: ___________________________ Signature: ___________________________
Name: ______________________________ Name: ______________________________
Title: ________________________________ Title: Lease Contracting Officer
Entity Name: _________________________ GSA, Public Buildings Service
Date: ______________________________ Date: _____________________________________

WITNESSED FOR THE LESSOR BY:

Signature: ___________________________
Name: ______________________________
Title: ______________________________
Date: ______________________________

Lease Amendment Form 12/12