GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
30 River Road
Essex Junction, VT 05452-3808

LEASE AMENDMENT No. 9
TO LEASE No. LVT04850
Building Number: VT8113
PDN # PS0027305

THIS AGREEMENT, made and entered into this date by and between Pizzagalli Properties, LLC
whose address is:
346 Shelburne Road, Suite 601
Burlington, VT 05401
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 the considerations hereinafter mentioned covenant and agree that the said Lease is
amended, as follows:

1. To amend the Standard Form 2 (SF2) of Lease Number LVT04850 section 4.4 Normal Hours by striking
"6:00AM to 7:00PM except Saturdays and Sundays, and federal holidays" and substituting therefore "Services,
Utilities, and Maintenance shall be provided daily for the period of October 1, 2012 through February 24, 2013
and for the period of February 25, 2013 through September 30, 2013" as follows:

   For the Period of October 1, 2012 through February 24, 2013
   Monday - 7:00PM to 11:00PM
   Tuesday - 7:00PM to 11:00PM
   Wednesday - 7:00PM to 11:00PM
   Thursday - 7:00PM to 11:00PM
   Friday - 7:00PM to 11:00PM
   Saturday - 6:00AM - 11:30PM

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: Treasurer
Title: [Redacted]
Entity Name: Pizzagalli Properties, LLC
Date: September 11, 2013

FOR THE Government

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service, IPRL
Date: September 12, 2013

WITNESSED FOR THE LESSOR BY

Signature: [Redacted]
Name: Robert Bouchard
Title: Development Manager
Date: September 11, 2013

Lease Amendment Form 09/12
For Period of February 25, 2013 through September 30, 2013
Monday - 6:00AM to 3:00AM including Federal Holidays.
Tuesday - 6:00AM to 3:00AM including Federal Holidays.
Wednesday - 6:00AM to 3:00AM including Federal Holidays.
Thursday - 6:00AM to 3:00AM including Federal Holidays.
Friday-6:00AM to 3:00AM including Federal Holidays.
Saturday -3:00AM to 12:00PM including Federal Holidays.
Sunday- No additional services, utilities and maintenance should be provided.

2. The Lessor's quote for the additional services, utilities and maintenance referenced as "Attachment A & B" and attached hereto made a part of hereto is hereby accepted.
Effective October 1, 2012 through September 30, 2013, the total amount of services, utilities, and maintenance for additional services, utilities, and maintenance is hereby established as $127,956.61 as described on "Attachment A and B."

3. Upon completion of services, the Government shall reimburse the Lessor in a lump sum payment in the amount of $127,956.61, upon receipt of an original invoice to the Contracting Officer.

4. The original invoice must submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: George E. Welch
10 Causeway St. Rm1010
Boston, MA 0222

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
- GSA PDN # PS0027305

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

INITIALS: LESSNR & GOVT

Lease Amendment Form 09/12