

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-01P-LMA05036
ADDRESS OF PREMISES: 2 Debush Avenue Middleton, MA 01949-1681 MA5907	PDN Number: N/A

THIS AMENDMENT is made and entered into between:

MIDDLETON INDUSTRIAL PARK, LLC

whose address is: 2 Debush Avenue, Unit C
Middleton, MA 01949-1681

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 include janitorial language.

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 upon execution by the government, as follows:

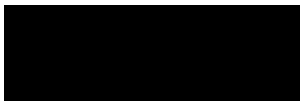
1. To Include Janitorial Language modified in Paragraph 6.07 and further referenced in Section 7.10 of the L100 to include the following requirements for this warehouse with limited office space lease on an as needed basis:
 - A. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Remove carpet stains. Police sidewalks, parking areas, and driveways. Clean glass entry doors to the Space.
 - B. Sweep or vacuum stairs.
 - C. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).

This Lease Amendment contains 2 pages.

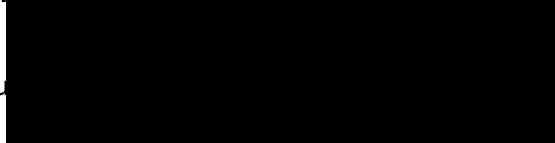

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

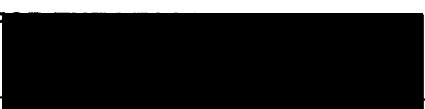
FOR THE LESSOR:

Signature: 
Name: Peter M. LaFata
Title: Owner
Entity Name: MIP LLC
Date: 12/1/15

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12-21-2015

WITNESSED BY:

Signature: 
Name: Suzanne L. LaFata
Title: Book Keeper
Date: 12/1/15

- D. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.
- E. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.
- F. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames.
- G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Wet mop or scrub garages.
- H. As required but not more than twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms.

I. ~~Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.~~ INTENTIONALLY DELETED

J. As required but not more frequently than every two years. Shampoo carpets in all offices and other non-public areas.

K. Every five years. ~~Dry clean or wash (as appropriate) all draperies.~~ INTENTIONALLY DELETED

L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.

M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

INITIALS: PML & MA
LESSOR GOVT