**GENERAL SERVICES ADMINISTRATION**  
PUBLIC BUILDINGS SERVICE  

**LEASE AMENDMENT No.3**

**ADDRESS OF PREMISES**  
Locust Street Building  
273 Locust Street  
Dover, NH 03820-4009

TO LEASE NO. GS-01P-LNH04984

PDN Number: N/A  
GSA Building # NH6177

**THIS AMENDMENT** is made and entered into between Double Diamond Holdings South, LLC

whose address is: 340 Central Avenue, Suite #202, Dover, NH 03820-3766 (Lessor)  
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 adjust the TI and BSAC rent effective October 22, 2015.

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, effective **October 22, 2015** as follows:

**A. RENT AND OTHER CONSIDERATION, Paragraph 1.03, page 1 of the lease:** Please strike Paragraph A. in its entirety and hereby substitute the following:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>Firm Term</th>
<th>Non Firm Term</th>
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</thead>
<tbody>
<tr>
<td>SHELL RENT</td>
<td>$75,121.00</td>
<td>$93,778.96</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT</td>
<td>$60,674.45</td>
<td>$0.00</td>
</tr>
<tr>
<td>OPERATING COSTS</td>
<td>$32,005.04</td>
<td>$32,005.04</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)</td>
<td>$7,423.80</td>
<td>$0.00</td>
</tr>
<tr>
<td>PARKING</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$175,224.29</strong></td>
<td><strong>$125,784.00</strong></td>
</tr>
</tbody>
</table>

*Shell rent calculation:  
(Firm Term) $10.75 per RSF multiplied by 6988 RSF  
(Non Firm Term) $13.42 per RSF multiplied by 6988 RSF*

*The Tenant Improvement Allowance of $261,535 is amortized at a rate of 6 percent per annum over 5 years.*

*Operating Costs rent calculation: $4.58 per RSF multiplied by 6988 RSF.*

*Building Specific Amortized Capital (BSAC) of $32,000 are amortized at a rate of 6 percent per annum over 5 years.*

*Parking costs are included as a consideration of the shell rent.*

This Lease Amendment contains **2 pages**.  
All other terms and conditions of the lease shall remain in force and effect.
If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN FORCE AND EFFECT.

END OF LEASE AMENDMENT #3.