THIS AMENDMENT is made and entered into between Empire LaSalle, LLC
whose address is: 280 Congress Street, Suite 1350, Boston MA 02210
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 establish Beneficial Occupancy, restate the full service
rent, restate the commission and commission paragraph and establish a termination date.
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, December 18, 2015, as follows:
1) Establish the Lease Commencement Date;
2) Restate the Annual Rent;
3) Restate the Broker Commission and Commission Credit; and
4) Establish Termination Rights;

1) Page 1 of the Lease is hereby amended with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on
December 18, 2015 and continuing thru December 17, 2025, 10 years, with a firm term of seven (7) years
subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined
by GSA.

This Lease Amendment contains 3 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: ______________________________
Title: _______________________________
Entity Name: GSA, Public Buildings Service,
Date: 1/15/16

WITNESSED FOR THE LESSOR BY:

Signature: ____________________________
Name: Vice President - Berkeley
Title: _______________________________
Date: 1/15/16

FOR THE GOVERNMENT

Signature: ____________________________
Name: ______________________________
Title: _______________________________
Entity Name: GSA, Public Buildings Service,
Date: 1/20/16
2) Subparagraph A of Section 1.03 is hereby restated with the following:

### 1.03 RENT AND OTHER CONSIDERATION

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

<table>
<thead>
<tr>
<th></th>
<th>YEARS 1 – 5</th>
<th>YEARS 6 – 7</th>
<th>YEARS 8 – 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell Rent&lt;sup&gt;1&lt;/sup&gt;</td>
<td>$373,737.60</td>
<td>$413,078.40</td>
<td>$391,973.70</td>
</tr>
<tr>
<td>Tenant Improvements Rent&lt;sup&gt;2&lt;/sup&gt;</td>
<td>$167,708.58</td>
<td>$167,708.58</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operating Costs&lt;sup&gt;3&lt;/sup&gt;</td>
<td>$132,365.40</td>
<td>$132,365.40</td>
<td>$132,365.40</td>
</tr>
<tr>
<td>Building Specific Amortized Capital (BSAC)&lt;sup&gt;4&lt;/sup&gt;</td>
<td>$23,315.00</td>
<td>$23,315.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Parking&lt;sup&gt;5&lt;/sup&gt;</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Annual Rent</strong></td>
<td><strong>$697,126.58</strong></td>
<td><strong>$736,467.38</strong></td>
<td><strong>$524,339.10</strong></td>
</tr>
</tbody>
</table>

<sup>1</sup>Shell rent calculation:
(Years 1-5) $18.24 per RSF multiplied by 20,490 RSF
(Years 6-7) $20.16 per RSF multiplied by 20,490 RSF
(Years 8-10) $18.13 per RSF multiplied by 20,490 RSF

<sup>2</sup>The Tenant Improvement Allowance of $868,646.08 is amortized at a rate of 9.0 percent per annum over seven (7) years.

<sup>3</sup>Operating Costs rent calculation: $6.46 per RSF multiplied by 20,490 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of $120,760.00 are amortized at a rate of 9.0 percent per annum over seven (7) years.

<sup>5</sup>Parking costs described under sub-paragraph H below

3) Section 1.04 is hereby restated with the following:

### 1.04 BROKER COMMISSION AND COMMISSION CREDIT

A. CBRE, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [redacted] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [redacted] of the Commission will be payable to CBRE, Inc. with the remaining [redacted] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the “Rent and Other Consideration” paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

<table>
<thead>
<tr>
<th>Month</th>
<th>Rental Payment</th>
<th>Commission Credit</th>
<th>Adjusted Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>$58,093.88</td>
<td>[redacted]</td>
<td>[redacted]</td>
</tr>
<tr>
<td>2nd</td>
<td>$58,093.88</td>
<td>[redacted]</td>
<td>[redacted]</td>
</tr>
<tr>
<td>3rd</td>
<td>$58,093.88</td>
<td>[redacted]</td>
<td>[redacted]</td>
</tr>
<tr>
<td>4th</td>
<td>$58,093.88</td>
<td>[redacted]</td>
<td>[redacted]</td>
</tr>
</tbody>
</table>

*Subject to change based on adjustments outlined under the paragraph “Rent and Other Consideration.”

INITIALS: [redacted]

Lease Amendment Form 12/12
4) Section 1.05 of the lease is hereby deleted and replaced with the following:

**1.05 TERMINATION RIGHTS**

The Government may terminate this Lease, in whole or in part, at any time effective after December 18, 2022 by providing not less than **ninety (90)** calendar days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rent shall accrue after the effective date of termination.