

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO.: LCT04939
ADDRESS OF PREMISES: 333 EAST RIVER DRIVE, EAST HARTFORD, CT (CT3323)	PDN Number: n/a

THIS AMENDMENT is made and entered into between **COMMERCE CENTER ONE, L.L.C.**, whose address is: c/o Konover Commercial Corporation, 342 North Main Street, Suite 200, West Hartford, CT 06117-2507, 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: commence the Shell Rent and Operating Costs only; and

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 **September 1, 2014** as follows:



- 1) Rent: Paragraph 1.03 of the Lease, "Rent and Other Considerations", which fixes the Annual Rent to be paid to the Lessor, is amended to provide for a partial rent commencement consisting only of the Shell Rent and the Operating Cost Base. Effective September 1, 2014, the Annual Rent for the Firm Term shall be in the amount of \$385,660.08 (\$22.26 per RSF), payable at the rate of \$32,138.34 per month, in arrears, plus CPI escalations after the first lease year, if applicable.
- 2) Tenant Improvement Allowance: the Lessor and the Government acknowledge that a lease amendment will be executed to reconcile the Tenant Improvement Allowance, and to confirm said rental adjustment is to include the amortization of the Tenant Improvement Allowance as referenced in Paragraph 1.03 of the Lease.
- 3) Broker Commission Credit: The Lessor and the Government further acknowledge that a Broker Commission Credit is due to the Government pursuant to Paragraph 1.04 of the Lease, "Broker Commission and Commission Credit". Said credit is not yet due and payable until the final Tenant Improvement Allowance have been reconciled and approved by the Government. Upon reconciliation, a lease amendment will be executed, setting forth the amount of the Broker Commission Credit actually due to the Government.

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


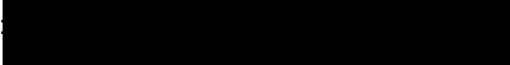
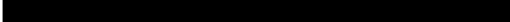
This Lease Amendment contains one (1) page.

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

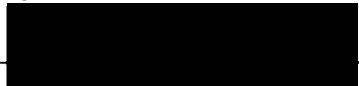

FOR THE LESSOR:

Signature: 
Name: 
Title: vice president, senior mgr, manager
Entity Name: Commerce Center One LLC
Date: 9-29-2014

FOR THE


Signature: 
Name: 
Title: Leasing Contracting Officer
GSA, Public Buildings Service,
Date: OCT 07 2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Executive Assistant
Date: 9-29-2014