

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-01P-LCT04951
LEASE AMENDMENT	
ADDRESS OF PREMISES: 291 South Lambert Road Orange, CT 06477	PDN Number:

THIS AMENDMENT is made and entered into between **Sunny Ledge Group LLC**, whose address is: **230 Pine Orchard Road Branford, CT 06477** hereinafter called the Lessor, and

the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend Lease LCT04951 to modify the annual BSAC rent.

1. Paragraph 1.03 RENT AND OTHER CONSIDERATION (SEP 2012) is hereby deleted in its entirety and replaced with the following:

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

	FIRM TERM	NON FIRM TERM (YEARS 6-8)	NON FIRM TERM (YEARS 9-10)
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$84,244.41 ¹	\$86,749.44	\$89,787.54
TENANT IMPROVEMENTS RENT ²	\$ 50,374.81	\$0	\$0
OPERATING COSTS ³	\$ 35,195.22	\$35,195.22	\$35,195.22
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 13,361.54	\$0	\$ 0
PARKING ⁵	\$ 0	\$ 0	\$ 0
TOTAL ANNUAL RENT	\$183,175.98	\$121,944.66	\$124,982.76

¹Shell rent (Firm Term) calculation: approximately \$18.02 per RSF multiplied by 4,674 RSF
²The Tenant Improvement Allowance of \$222,449.76 is amortized at a rate of 5 percent per annum over 5 years.
³Operating Costs rent calculation: approximately \$7.53 per RSF multiplied by 4,674 RSF and subject to the operating cost adjustment outlined in paragraph 2.09
⁴Building Specific Amortized Capital (BSAC) of \$59,003.10 is amortized at a rate of 5 percent per annum over 5 years
⁵Parking costs described under sub-paragraph G below

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:

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: _____
 Entity Name: SUNNY LEDGE GROUP, LLC
 Date: 12/7/14

Signature: _____
 Name: LOKI MELCHER
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 1-9-15

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: 12/7/14

2. Paragraph 1.11 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) of the lease is hereby deleted in its entirety.
3. Paragraph 1.12 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2012) of the lease is hereby deleted in its entirety.

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

INITIALS:  LESSOR &  GOVT