

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-01P-LCT05018
<b>ADDRESS OF PREMISES</b> Meriden Executive Park 530 Preston Avenue Meriden, CT 06450-4893	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **Albany Road-Preston I, LLC**

whose address is: 10 High Street, 7<sup>th</sup> Floor  
Boston, MA 02110

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 a lease commencement date and reconcile the Tenant Improvement Allowance and Building Specific Amortized Capital Improvements, reconfirm the rent and Commission Credit.

**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 upon execution by the Government as follows:

1. The Lease shall commence on November 1, 2017 and run through May 31, 2026, unless further extended or terminated sooner as provided herein or as may be allowed at law or in equity (the "Lease Term").
2. The Lessor and Government acknowledge that the Tenant Improvement expenditure is \$93,134.25 and the Building Specific Amortized Capital expenditure is \$67,516.00. All required alteration work is completed and has been accepted by the Government.


Continued on Page 2.

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: CHRIS KRISLEY  
Title: PRESIDENT  
Entity Name: ALBANY ROAD - PRESTON I LLC  
Date: JAN 25, 2018

**FOR THE GOVERNMENT:**

Signature:   
Name: MARK S. STANCO  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, Leasing Division  
Date: FEB 27 2018

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: DENNIS C. O'DONNELL  
Title: INVESTMENT MANAGER  
Date: JAN 25, 2018

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$158,041.65	\$169,966.65
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$28,949.70	\$0.00
OPERATING COSTS <sup>3</sup>	\$68,469.52	\$68,469.52
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$20,986.56	\$0.00
PARKING	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$276,447.43</b>	<b>\$238,436.17</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$13.26 per RSF multiplied by 11,925 RSF

(Non Firm Term) \$14.25 per RSF multiplied by 11,925 RSF

<sup>2</sup>Tenant Improvements of \$93,134.25 are amortized at a rate of 6.0 percent per annum over 43 months.

<sup>3</sup>Operating Costs rent calculation: \$5.74 (plus CPI) per RSF multiplied by 11,925 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$67,516.00 are amortized at a rate of 6.0 percent per annum over 43 months

**4. BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015)**

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:

Month 1 Rental Payment \$21,981.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.\*

Month 2 Rental Payment \$21,981.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.\*

Month 3 Rental Payment \$21,981.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3<sup>rd</sup> Month's Rent.\*

All other terms of the lease are in full force and effect.

End of LA #3

INITIALS: OK LESSOR & MSS GOVT