

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. LMA04825
ADDRESS OF PREMISES: 120 Front Street, Worcester, MA 01608-1415 MA5785	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: **Worcester Renaissance Tower LLC
c/o Berkeley Investments Inc.
121 High Street
Boston, MA 02110-2493**

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 the commencement date of the Lease.

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 to modify the total amortized Tenant Improvement amount, adjust the annual rent, and the commission/commission credit accordingly effective of November 1, 2013 as follows:

- A. Reference Paragraph 4. THE GOVERNMENT SHALL PAY to the Lessor, commencing on the Commencement Date of November 1, 2013 and in accordance with Paragraph 23-27 of the General Clauses of the Lease, rent as follows:
 - Years 1 through 5: Annual rent of \$125,566.33 calculated as Shell Rent of \$55,454.28 per year, Operating Cost Base of \$35,680.00 per year; Tenant Improvements of \$34,432.05, and payable at the rate of \$10,463.86 per month in arrears and subject to CPI calculations per Paragraph 4.3 of the Solicitation for Offers Number OMA2030 dated May 25, 2011
 - Years 6 through 10: Annual rent of \$91,485 calculated as Shell Rent of \$55,805 per year; Operating Cost Base of \$35,680 per year; and payable at the rate of \$7,623.74 per month in arrears and subject to CPI calculations per Paragraph 4.3 of the SFO.
- B. Reference Paragraph 17. TENANT IMPROVEMENT ALLOWANCE: In accordance with SFO Paragraph 3.2, Lessor has included in the rental rate a Tenant Improvement (TI) Allowance in the amount of \$135,046.41, calculated at \$41.72 per ANS/BOMA Office Area Square Foot, and amortized over five (5) years at the interest rate of 10%.

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: DAVIDEN SIMON - MITCON
Title: VICE PRESIDENT
Entity Name: Berkeley Investments, Inc. #
Date: 12-10-13

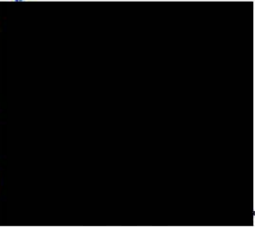
* a manager of Worcester Renaissance Towers LLC

FOR THE GOVERNMENT



Signature: _____
Name: _____
Title: _____
Date: 12-10-2013

WITNESSED FOR THE LESSOR



Signature: _____
Name: TAIWA
Title: CFO
Date: 12-10

C. Reference Paragraph 21. COMMISSION CREDIT: In accordance with SFO Paragraph 2.3, Broker Commission and Commission Credit UGL Services Equis Operations Co. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in SFO Paragraph 2.3, only [REDACTED] of the Commission will be payable to UGL Services Equis Operations Co. with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rent portion of the annual rental payments due and owing to fully recapture the Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until credit has been fully recaptured in equal monthly installments over the shortest time period practicable.

Notwithstanding Paragraph 3 of this SF-2 document, the rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit.

The reduction in rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First (1st) Month's Gross Rental Payment of \$10,463.86 (which include \$4,621.19 of shell) minus a broker commission credit of [REDACTED] equals [REDACTED] adjusted First Month's Gross Rent.

Second Month's Rental Payment shall commence in full.

All other terms and conditions remain in full force and effect.

LESSOR

& GOV'T