

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

AMENDMENT
NO. 1

DATE

Nov. 26, 2013

TO LEASE NO.
LMA04844

ADDRESS OF PREMISES:

200-210 High Street, Holyoke, MA 01040-6507

THIS AGREEMENT, made and entered into this date by and between **MAP Development, LLC**
whose address is: c/o McDonough Realty Services, Inc.
270 Exchange Street
Chicopee, MA 01013-1677

hereinafter called the Lessor, and, The **UNITED STATES OF AMERICA**, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

1. Page 1, Signature Page: the first and second sentences after 'Lease Term' are hereby deleted in their entirety and replaced with the following:

To Have and To Hold the said Premises with its appurtenances for a ten (10) years full term, seven (7) years firm term commencing December 1, 2013 and continuing through November 30, 2023, subject to termination and renewal rights as may be hereinafter set forth.

2. Section 1.03.A, Rent and Other Considerations: partial rent shall commence on the effective date of this lease, December 1, 2013, for only the Shell Rent (\$128,702.65 per year), Operating Costs (\$80,631.00 per year) and Real Estate Taxes (\$17,596.00 per year) referenced in this Section's table. Rent for the amortized Tenant Improvement Allowance (TIA) and Building Specific Amortized Capital (BSAC) will be reconciled through a Lease Amendment once the final TIA and BSAC amounts have been approved by the Government upon completion of the build-out of the Government space.
3. Commission Credit: The Lessor and the Government acknowledge that a Broker Commission Credit is due to the Government pursuant to Section 1.04 of the Lease. Said credit is not yet due and payable until the Final Tenant Improvement Allowance has 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 full force and effect.

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

MAP

By: _____

(Signature)

(re)

Matthew McDonough, Manager

(Printed Name and Title)

Date: 11/20/13

IN PRESENCE OF _____

Address: 270 Exchange St, Chicopee, MA 01013

S ADMINISTRATION

Lease Contracting Officer
(Official Title)