

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>  2  </u>
	TO LEASE NO. GS-01B-04684
ADDRESS OF PREMISES 537-539 CONGRESS ST PORTLAND, ME 04101	Building Number: ME4197

**THIS AMENDMENT** is made and entered into between

HEGA REALTY, LLC

whose address is: C/O DIRIGO MANAGEMENT COMPANY; ONE CITY CENTER 4<sup>TH</sup> FLOOR; PORTLAND, ME 04101

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 add one additional parking space.

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 August 1, 2012 as follows:

- A. **PARKING.** THE LESSOR HEREBY LEASES TO THE GOVERNMENT ONE (1) ADDITIONAL STRUCTURED PARKING SPACE IN THE PARKING STRUCTURE ADJACENT TO AND CONNECTED WITH THE DEMISED PREMISES. THE PARKING SPACE IS NUMBER 2, AND THE COST OF SAID SPACE SHALL BE \$135.00 PER MONTH, SUBJECT TO TERMINATION AND CHANGE AS STATED IN PARAGRAPH B., BELOW. THE TOTAL NUMBER OF PARKING SPACES IN THE LEASE IS NOW FOUR (4), AND THE COURTS SPACES ARE NUMBERS 2, 3, AND 7. THE US TRUSTEES USE SPACE NUMBER 1.
- B. **RENT.** THE RENT SHALL BE INCREASED BY \$135.00 PER MONTH STARTING AUGUST 1, 2012. THE ANNUAL RENT SHALL CHANGE FROM \$438,037.87 TO \$439,657.87.
- C. **TERMINATION.** BOTH THE LESSOR AND THE GOVERNMENT SHALL HAVE THE RIGHT TO TERMINATE PARKING SPACE NUMBER 2 AT ANY TIME, UPON THIRTY (30) CALENDAR DAYS PRIOR WRITTEN NOTICE. NO RENT SHALL ACCRUE AFTER THE EFFECTIVE DATE OF TERMINATION. THE LESSOR SHALL HAVE THE RIGHT TO CHANGE THE COST OF THE PARKING SPACE AT ITS SOLE DISCRETION, WHICH CHANGE SHALL BE EFFECTIVE ONLY AFTER THE LESSOR PROVIDES THE GOVERNMENT WITH THIRTY (30) CALENDAR DAYS PRIOR WRITTEN NOTICE OF THE CHANGE IN COST.

This Lease Amendment contains 1 page.

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:

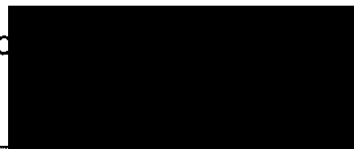
Name: Phil Kubialk

Title: Owner

Entity Name: HEGA Realty, LLC

Date: Apr 10, 2013

FOR THE GOVERNMENT



Signature:

Name: GEORGE E. WELCH

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: April 17, 2013

**WITNESSED FOR THE LESSOR BY:**



Signature:

Name:

Title:

Date: Apr 10, 2013