

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 8
	TO LEASE NO. LNH04908
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 112 ETNA ROAD LEBANON, NH 03766-1454	PDN Number:

**THIS AGREEMENT**, made and entered into this date by and between Etna Road Associates whose address is: 27 Green Street, Newbury, MA 01951

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 amend the broker commission and commission credit.

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

A. Paragraph 1.04 entitled "BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (APR 2011) is deleted in its entirety and the following substituted thereto.

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)**

A. CBRE or its subcontractors John Burweger and Federal Real Estate Services, Inc. (the Broker) is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission to the Broker 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 John Burweger and Federal Real Estate Services, 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 anything in this Lease to the contrary, 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 \$24,579.39 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.

End of Lease Amendment #8

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: [REDACTED]  
 Name: NICHOLAS R OREM  
 Title: MANAGING PARTNER  
 Entity Name: ETNA ROAD ASSOCIATES  
 Date: MARCH 8, 2013

Signature: [REDACTED]  
 Name: George Welch  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, IPRC  
 Date: 3.13.13

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: NICHOLAS R OREM  
 Title: \_\_\_\_\_  
 Date: MARCH 8, 2013