

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)**

1. LEASE NUMBER
GS-01P-LCT00264

PART I - OFFER (Offeror completes Section A, C and D; Government shall complete Section B)

NOTE: All offers are subject to the terms and conditions outlined in Request for Lease Proposals No. 7CT2113, Supplemental Lease Requirements document, General Clauses (GSA Form 3517A), and any other attachments included herein.

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

1. NAME AND ADDRESS OF BUILDING (Include nine-digit ZIP Code) 380 Sheldon Street Hartford, CT 06106	2. LOCATION(S) IN BUILDING		
	2a. FLOOR(S) <u>N/A</u>	2b. ROOM NUMBER(S) <u>N/A</u>	2e. NUMBER OF PARKING SPACES OFFERED STRUCTURED <u>N/A</u> SURFACE <u>10</u>
	2c. SQ. FT. RENTABLE <u>N/A</u> ABQA <u>N/A</u> Common Area Factor <u>N/A</u>	2d. TYPE <input type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> WAREHOUSE <input checked="" type="checkbox"/> OTHER(Specify) <u>Parking</u>	ANNUAL PARKING RATES (IF NOT INCLUDED IN RATES UNDER PART C BELOW) STRUCTURED <u>N/A/space</u> January 1, 2017 to April 30, 2017 SURFACE <u>\$500/Reserved space</u> May 1, 2017 to December 31, 2021 SURFACE <u>\$720/Reserved space</u>

B. TERM

3a. To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 5 Years, 1 Month Firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

3b. This Lease may be renewed at the option of the Government for a term of YEARS at the rental rate(s) set forth below, provided notice is given to the Lessor at least days before the end of the original Lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

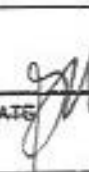
C. RENTAL

4. Rent shall be payable monthly in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated. Rent shall not be adjusted for changes in real estate taxes or operating costs.

5a. AMOUNT OF ANNUAL RENT January 1, 2017 to April 30, 2017: \$6000 May 1, 2017 to December 31, 2021: \$7,200.00	5b. RATE PER MONTH January 1, 2017 to April 30, 2017: \$500 May 1, 2017 to December 31, 2021: \$600
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RENTAL RATE BREAKDOWN	FIRM TERM (\$/RSF/YEAR)	NON-FIRM TERM (\$/RSF/YEAR)	RENEWAL TERM (\$/RSF/YEAR)
6. BUILDING SHELL RENT (INCL. REAL ESTATE TAXES)	6a. \$ <u> </u>	6b. \$ <u> </u>	6c. \$ <u> </u>
7. OPERATING RENT	7a. \$ <u> </u>	7b. \$ <u> </u>	7c. \$ <u> </u>
8. TURNKEY TENANT IMPROVEMENT RENT (See blocks 11 and 12 below for additional breakdown of cost and amortization rate.)	8a. \$ <u> </u>	8b. \$ <u> </u>	8c. \$ <u> </u>
9. BUILDING-SPECIFIC AMORTIZED CAPITAL (IF APPLICABLE)	9a. \$ <u> </u>	9b. \$ <u> </u>	9c. \$ <u> </u>
10. TOTAL RENT	10a. \$ <u> </u>	10b. \$ <u> </u>	10c. \$ <u> </u>

11. TENANT IMPROVEMENT COSTS _____	12. INTEREST RATE TO AMORTIZE TENANT IMPROVEMENTS _____
13. NVAG OVERTIME RATE PER HOUR _____	14. ADJUSTMENT FOR VACANT PREMISES RATE (S/ABOA SF/YEAR) _____



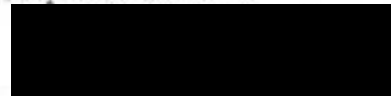
D. OWNER IDENTIFICATION AND CERTIFICATION

15. RECORDED OWNER				
15a. Name The Connecticut Light and Power Company d/b/a Eversource Energy			15b. DUNS Number 006917090 006917090	
15c. Address 107 Selden Street	15d. City Berlin	15e. State CT	15f. ZIP + 4 06037	
16. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY HEREIN SPECIFIED DATE, TO LEASE TO THE UNITED STATES OF AMERICA, THE PREMISES DESCRIBED, UPON THE TERMS AND CONDITIONS AS SPECIFIED HEREIN, IN FULL COMPLIANCE WITH AND ACCEPTANCE OF THE AFOREMENTIONED RLP, WITH ATTACHMENTS.				
<input checked="" type="checkbox"/> I have read the RLP with attachments in its entirety and am requesting no deviations				
17. OFFEROR'S INTEREST IN PROPERTY <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)				
18. OFFEROR <input type="checkbox"/> Check if same as Recorded Owner				
18a. NAME Salvatore Giuliano	18b. ADDRESS 107 Selden Street	18c. CITY Berlin	18d. STATE CT	18e. ZIP + 4 06037
18f. Title Manager, Real Estate Management	18g. E-mail address Salvatore.giuliano@eversource.com		18h. Telephone Number 860-665-6173	
18i. OFFEROR'S SIGNATURE 			18j. DATE SIGNED 8/7/2017	

PART II - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Supplemental Lease Requirements, (c) Security Requirements, (d) Agency Specific Requirements, (e) Parking Plan delineating the Premises, (f) GSA Form 3517A, General Clauses (Acquisition of Leasehold Interests in Real Property \$150,000 or Less), and (g) the following building improvements, changes or additions made or agreed to by you (for example, energy efficiency and conservation improvements, ABAAS upgrades, Seismic Form C—Building Retrofit or New Construction PreAward Commitment (if applicable)).

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED LEASE CONTRACTING OFFICER.

3a. NAME OF LEASE CONTRACTING OFFICER (Type or Print) GEORGE E WELCH	3b. SIGNATURE OF LEASE CONTRACTING OFFICER 	3c. DATE 9.13.17
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