

STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41 CFR) 1-16.601	U.S. GOVERNMENT LEASE FOR REAL PROPERTY	
DATE OF LEASE	1/20/2010	LEASE NO. LCT04587

THIS LEASE, made and entered into this date by and between 20 Church Street, LLC whose address is 20 Church Street, Hartford, CT 06103 and whose interest in the property hereinafter described is that of owner, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. LESSOR HEREBY LEASES TO THE GOVERNMENT AND THE GOVERNMENT HEREBY LEASES FROM THE LESSOR THE FOLLOWING DESCRIBED PREMISES: An area of 24,647 Rentable square feet (RSF) consisting of approximately 21,432 BOMA Office Area square feet (USF) which shall be divided into two separate agency spaces; one yielding 3,000 USF; the second yielding 18,432 USF with a Common Area Factor of one point one five zero zero zero nine percent (1.150009%) of office and general purpose space located on the 10th Floor of the building located at 20 Church Street, Hartford, CT 06103 (hereinafter the "Building"), and identified on the plan entitled "Propose Floor Plan Scheme A" dated April 13, 2009, and attached hereto as Exhibit A, and by this reference made a part hereof, all improvements and all amenities being collectively hereinafter referred to as the "Premises" or the "Leased Premises", all of which are leased to the Government together with any and all appurtenances, rights, privileges and easements now or hereafter benefiting, belonging or appertaining thereto, including without limitation use of all common areas and facilities, and rights of ingress and egress to the Building, the Leased Premises and all common areas and appurtenances, to be used for general Government purposes as determined by the General Services Administration.

2. TERM: TO HAVE AND TO HOLD the said Premises with their appurtenances for a term of ten (10) years, commencing on the next business day, excluding Saturdays, Sundays and Federal Holidays, following the Delivery of the Leased Premises in full compliance with the terms and conditions of Paragraph 1.9 of the SFO (the "Occupancy Date"), and ending ten (10) years thereafter, unless extended as provided herein or as may be allowed at law or in equity (the "Lease Term"). Upon actual determination of the Commencement Date, and consequently the Lease Term, the Lessor and the Government shall confirm in writing the Commencement Date and the Termination Date of the Lease and the Government's acceptance of the Leased Premises by execution and delivery of a Supplemental Lease Agreement.

3. TERMINATION RIGHT: THE GOVERNMENT MAY TERMINATE this Lease in whole or in part at any time on or after the last day of the fifth (5th) year by giving at least sixty (60) days' prior notice in writing to the Lessor and no rental shall accrue after the effective date of termination.

4. THE GOVERNMENT SHALL PAY to the Lessor, commencing on the Commencement Date and in accordance with Paragraph 23-27 of the General Clauses of the Lease, rent as follows:

Years 1 through 5: Annual rent of \$836,095.51 calculated at Shell Rent of \$462,131.25 (\$18.75 per RSF), Operating Cost Base of \$130,382.63 (\$5.29 per RSF), Tenant Improvements of \$243,581.63 (\$9.88 per RSF) , and payable at the rate of \$69,674.63 per month in arrears and subject to CPI calculations per Paragraph 4.3 of the Solicitation For Offers Number 6CT0014, dated October 26, 2009 (hereinafter, the "SFO"),

Years 6 through 10: Annual rent of \$592,513.88 calculated at Shell Rent of \$462,131.25 (\$18.75 per RSF), Operating Cost Base of \$130,382.63 (\$5.29 per RSF), and payable at the rate of \$49,376.16 per month in arrears and subject to CPI calculations per Paragraph 4.3 of the SFO,

via Electronic Funds Transfer to: 20 Church Street, LLC
20 Church Street Property Management Office/The Hampshire Companies/CB Richard Ellis
20 Church Street
Hartford, CT 06103

Initials/Date JS/11/10 & [Signature]
Lessor Government

5. THE LESSOR SHALL FURNISH TO THE GOVERNMENT, for the stated rental consideration specified in Paragraph 4 above and at no further cost or expense to the Government, the following:
- (a) The Leased Premises, and all appurtenances, rights and privileges as described in Paragraph 1 hereof;
 - (b) All requirements including, but not limited to, all services, utilities, compliance activities and efforts, alterations, improvements, build out (except for lump sum reimbursable items), and maintenance, repair and replacement requirements, all as specified in or contemplated by the SFO, attached hereto and by this reference made a part hereof;
 - (c) All construction in accordance with the SFO, including, without limitation, all provisions of the Architectural Finish Section of the SFO and the Approved Government Layout Drawings, Finish and Door Schedules, as further described herein, and attached hereto and made a part hereof.
 - (d) All provisions and specifications of the Lessor's Best and Final proposal dated March 31, 2009, submitted in response to the SFO and the Government's request for Best and Final Offers on February 24, 2009;
 - (e) All services, including, without limitation, construction drawings and specifications, engineering and architectural services, and all permitting and approval requirements as are necessary to effect the construction and delivery of the Leased Premises in accordance with the requirements described herein; and
 - (f) All rights, reservations of rights, privileges and the like specified in, described by, or contemplated by this Lease.
6. IN REFERENCE TO BUILDOUT AND DELIVERY of the Leased Premises, the Lessor agrees to the following:
- (a) In no event shall the Leased Premises be deemed to be ready for occupancy unless the same shall comply fully with all provisions of this Lease, including, but not limited to, the substantial completion of all improvements, requirements and construction in accordance with the specifications contained in this Lease, the SFO and the Approved Government Layout Drawings and Finish and Door Schedules, as referenced in Paragraph 5 above and all documents referenced in such SFO and in this Lease,
 - (b) The phrase "substantial completion" (or "substantially complete") shall mean that all work necessary to deliver the Leased Premises in accordance with each and every requirement and specification of this Lease, and all other appurtenant things necessary for the Government's access to the Leased Premises and the full occupancy, possession, use and enjoyment thereof, shall have been completed or obtained, including, without limitation, all required reviews, approvals, consents and permits (including a final certificate of occupancy for the entirety of the Lease Premises allowing occupancy for each of the uses described in and by this Lease), excepting only such minor matters as do not interfere with or diminish such access, occupancy, possession, use or enjoyment. Further, as Lessor is aware, the security of the Leased Premises is of paramount concern to the Government and in no event will the Leased Premises be deemed "substantially complete" or ready for occupancy unless the security system for the Leased Premises in Section 10 of the SFO, which has been finalized and agreed upon in the final Construction Documents, is fully operational, as determined by the Contracting Officer.
 - (c) The Lessor hereby agrees that, as regards delivery of the Leased Premises to the Government ready for occupancy (hereinafter, "Delivery"):
 - (i) Time is of the essence.
 - (ii) Lessor shall effect Delivery on that date sixty (60) working days following receipt of the Notice to Proceed in accordance with Paragraph 5.10 F of the SFO 6CT0014.
 - (iii) Except with regard to such "Punch List" items as may be identified in the Acceptance Notice as defined in Paragraph 6(c)(v) hereof, it is a condition precedent to Delivery that all construction required under this Lease shall be substantially complete and comply with the requirements of FAR 52.246.12 and 21 and GSAR 552.246-71 (hereinafter, the "Regulations"), attached hereto and by this reference made a part hereof, and all drawings, plans and specifications referenced in Paragraph 5 and that the Leased Premises otherwise fully comply with the requirements of this Lease.

- (iv) As required under the Regulations, fifteen (15) calendar days prior to the date on which the Leased Premises will, in the Lessor's reasonable, professional opinion, be ready for occupancy by the Government (the "Proposed Readiness Date"), the Lessor shall deliver to the Government written notice of said Proposed Readiness Date. Unless the Contracting Officer determines that the Leased Premises are not ready for inspection, not more than ten (10) calendar days following the Proposed Readiness Date, the Government shall commence inspection of all construction required under this Lease for compliance with the Regulations, the plans and all terms and conditions of this Lease (hereinafter, the "Compliance Inspection").
- (v) It is a further condition precedent to Delivery hereunder that a satisfactory Compliance Inspection shall have been completed by the Government, and the Contracting Officer shall have delivered to the Lessor, written notice of the Government's acceptance of the Leased Premises as ready for occupancy (an "Acceptance Notice"), together with a Punch List or lists as contemplated in Paragraph 6(d) below, if applicable.
- (vi) Lessor's failure to deliver the entire Leased Premises substantially complete and ready for occupancy, as defined in this Paragraph 6, on the Delivery Date, shall be deemed to be an event of default pursuant to the Default in Delivery clause of this Lease, Paragraph 11 of GSA Form 3517, General Clauses of this Lease (the "General" Clauses"), attached hereto and by this reference made a part hereof.
- (vii) Government acceptance of the Leased Premises pursuant to the Compliance Inspection is an acknowledgment of the completion of the work inspected, but is not acceptance of conditions which cannot be fairly discovered until after the Government takes full operational occupancy, an acceptance of latent defects, a waiver of on-going compliance with performance-based specifications, standards and requirements, or a certification of compliance with laws, regulations or other approvals or requirements. Lessor shall remain fully responsible for all of these, and shall correct any conditions at its sole cost and expense upon written notice from the Government.
- (viii) Government review of Lessor-prepared and submitted construction drawings and subsequent comments on same do not constitute a deviation from any provision, condition or requirement of this Lease unless specifically identified as such in writing by the Government Contracting Officer.
- (d) If the Government accepts the Leased Premises as ready for occupancy and the Leased Premises are substantially complete but not fully complete, then the Government will provide to the Lessor after the Compliance Inspection a Punch List of Items remaining to be completed for all interior spaces in the Building (the "Interior Punch List Items") and a Punch List of all exterior items that remain to be completed (the "Exterior Punch List Items"). Both parties understand that completion of some exterior items such as landscaping, final paving, and other exterior improvements may not be possible until weather permits, which may be as late as 60 to 90 days after the date the Government deems the Leased Premises ready for occupancy. Lessor and the Government agree that in the event that the Interior Punch List Items have not been completed within 30 days after the date the Government deems the Leased Premises ready for occupancy, the Government shall have the right to withhold from payments of rent due a sum of money equal to one and one-half times the estimated cost of completion of the outstanding interior Punch List Items. In the event that the Lessor has not completed the Exterior Punch List Items within 90 days from the date the Government deems the Leased Premises ready for occupancy (or such shorter time as the Government determines in its reasonable judgment that weather conditions allow) the Government shall have the right to withhold from payments of rent due a sum equal to one and one-half times the estimated cost to complete the Exterior Punch List Items. Upon completion of the Interior Punch List Items, any sums retained by the Government to cover the Interior Punch List Items shall be promptly paid to the Lessor. Upon completion of the Exterior Punch List Items, any sums retained by the Government for completion of the Exterior Punch List Items shall be promptly paid to the Lessor. If either Exterior or Interior Punch List Items are not fully completed within 120 days after the date the Government deems the Leased Premises ready for occupancy, the Government may exercise its rights under Paragraph 15 of the General Clauses of the Lease and may avail itself of any other remedy available to the Government at law or in equity.
- (e) Lessor shall promptly notify the Government Contracting Officer of any inconsistency among or between any of the documents referenced herein, and the Government Contracting Officer shall promptly determine which shall control.

7. THE GOVERNMENT SHALL HAVE THE RIGHT but not the obligation, at its sole option and expense, to remove at any time during the term of this Lease any special equipment installed by Lessor for which Lessor was directly reimbursed by the Government as referenced above, unless such item is a fixture integral to the operation of the Building; in no event shall the following be considered fixtures integral to the operation of the Building: roof antenna(e) and/or dishes, security cameras and monitors.
8. THE GOVERNMENT AT ITS OWN EXPENSE shall be responsible for providing and installing telecommunications, computer cable, conventional furniture, systems furniture and certain special equipment prior to acceptance and occupancy of the Leased Premises. Outside contractors may be hired by the Government to perform this work. The Lessor shall allow early access to the Leased Premises as needed to inspect, measure, deliver and install such furniture, components, infrastructure and/or equipment at no cost or expense to the Government or its contractors. Lessor shall provide advance construction scheduling which shall allow sufficient time for successful completion of the work or installation of furniture, components infrastructure and/or equipment. Lessor shall work closely with the Government and Government contractors to coordinate scheduling of such work or installation at the appropriate stage(s) of construction. In no event shall any such early entry or access be deemed to be an acceptance of the space or the work performed at that point, nor shall any such early entry or access be deemed to in any way to have accelerated the Commencement Date for any purpose.
9. TAX ADJUSTMENTS: Referencing Paragraphs 4.2 "Tax Adjustment" and 4.2B9 "Percentage of Occupancy" of the SFO, the percentage of Government occupancy of the Building for real estate tax purposes is agreed to be 5.8581%. Tax Base is established as \$74,051.07.
10. OPERATING COSTS: Referencing Paragraph 4.3 "Operating Costs" of the SFO, the base rate for the cost of services (hereinafter, the "Operating Costs Base") shall be \$130,382.63 per year. The Base Operating Cost shall be subject to annual adjustment as provided in Paragraph 4.3 of the SFO.
11. VACANT PREMISES: Referencing Paragraph 4.4 "Adjustment for Vacant Premises" of the SFO, provided that the Government's failure to occupy all or any portion of the Leased Premises does not result from an event of default or failure to perform on the part of Lessor which remains uncured beyond any cure period as may be provided in this Lease, if the Government fails to occupy all or any portion of the Leased Premises or vacates the Leased Premises in whole or in part prior to the expiration of this Lease, rent for such unoccupied portion of the Leased Premises shall be reduced by \$6.08 ANSI/BOMA (plus CPI escalation, if any) for the entire vacancy period.
- Any rental paid by the Government after acceptance of the Leased Premises as described herein but prior to actual occupancy shall be less the cost for services and utilities.

12. CHANGE ORDERS: Unless explicitly authorized in advance and in writing by the Contracting Officer, any additional supplies or services, or any change to the specifications, terms or conditions of this Lease (hereinafter a "Change Order"), shall be deemed to be an unauthorized Change in Lease Terms or unauthorized Change Order. The Government shall not pay all or any portion of the cost, charge or expense associated with any such unauthorized Change In Lease Terms or unauthorized Change Order. The Government's occupant tenant is not authorized to administer this Lease and the General Services Administration assumes no responsibility for any costs incurred by the Lessor except as provided herein. All questions and issues pertaining to this Lease shall be referred to the Contracting Officer.
13. REPRESENTATIONS AND WARRANTIES OF LESSOR The Lessor hereby represents and warrants:
- A. That it has the right to enter into and perform its obligations under this Lease and that it has taken all necessary action and procured all necessary consents and grants of authority pursuant to entering into this Lease.
 - B. That no consent, approval or authorization of any person, including any governmental authority or other regulatory agency, is required in connection with the execution or performance of this Lease or the holding or use of the Leased Premises by the Government.
 - C. That (i) it has, or will have prior to the Commencement Date, all permits, certificates, licenses, orders, registrations, authorizations and other approvals (collectively, the "Permits") from all federal, state and local governmental or regulatory agencies, bodies, authorities or other public or private entities which it is required to hold or which are required to be issued to it, or which are necessary or desirable for lease of the Premises to the Government for its contemplated uses; (ii) that such Permits constitute all of the Permits which it is required to hold or have received under the laws, rules and regulations applicable to it or its business; (iii) that it is in full compliance with all terms, provisions and conditions thereof; and (iv) that all of such Permits are in full force and effect and none will lapse or be terminated, suspended or otherwise adversely affected upon or by reason of the execution and delivery of this Lease.
14. SATELLITE DISH/ANTENNA: The Government reserves the right, with the approval of the Lessor, which shall not be unreasonably withheld, to install additional satellite dishes or antennae that are necessary to accomplish the mission of the Agency at or on the Leased Premises [Building] at any time during the term of this Lease (as the same may be extended or renewed). All rights and privileges of the Government to install, use and access satellite dishes, antennas and/or related equipment are considered to be requirements of this Lease; a fair and reasonable rate for cost and installation of additional satellite dishes will be offered by the Lessor.
15. NOTICES: All notices and other communication which is required or permitted by this Lease shall be in writing and delivered by personal service, sent by registered or certified first class US mail, postage prepaid, properly addressed, or by regular overnight delivery service such as Federal Express, if intended for the Lessor to the Property Management Office at the address first set forth above, or as follows:

20 Church Street, LLC.
c/o 20 Church Street Property Mgmt. Office/The Hampshire Cos./CBRE
20 Church Street
Hartford, CT 06103
(860) 987-4735

With a copy to: 20 Church Street, LLC
c/o the Hampshire Cos.
15 Maple Avenue
Morristown, NJ 07960
Attn: Mark S. Rosen, Esq

and if intended for the Government, to the below-named Contracting Officer at the following address:

General Services Administration Public Buildings Service
Tom McNaughton 1PB
10 Causeway Street
Room 1075
Boston, MA 02222

or to such other address as shall be given in writing by any party to the other.

Initials/Date JB 6.11.12 & [Signature]
Lessor Government

16. TENANT IMPROVEMENT ALLOWANCE: Referencing Paragraphs 3.2 & 3.3 of the SFO, Lessor has included in the rental rate a Tenant Improvement (TI) Allowance in the amount of \$46.71 per BOMA Office Area Square Foot, and amortized over five (5) years at the interest rate of 8.00 %. The Government may return to the Lessor any unused portion of the TI Allowance in exchange for a decrease in rent according to the amortization rate and the Lessor and the Government shall confirm said rental adjustment, if any, in writing by execution of a Supplemental Lease Agreement.

17. RESTRICTION ON DISSEMINATION OF PLANS, DRAWINGS AND SPECIFICATIONS: Associated plans, drawings, or specifications provided under this Lease are intended for use by the Lessor, contractors, subcontractors and suppliers. In support of this requirement, GSA requires Lessor to exercise reasonable care when handling documents relating to building drawings/plans, security equipment, security equipment installations, and contract guard service, by the following means:

- A. Limiting reproduction and/or dissemination of covered materials only to persons/parties related to this acquisition or otherwise authorized to receive such information;
- B. Making every possible reasonable and prudent effort to prevent unauthorized disclosure of this information;
- C. Keeping accurate and detailed records as to the identity of persons having access to or receiving copies of plans, drawings or specifications;
- D. Continuing the efforts required above throughout the entire term of this Lease and for what specific time thereafter as may be necessary; and
- E. When need for documents has elapsed, destroying all copies.

18. COMMISSION AND CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED] (Annual Rent for Years one (1) through five (5) of \$836,095.51 multiplied by [REDACTED]). Any change in the firm term value of this Lease caused by the use of the Tenant Improvements Allowance shall be reflected in a Supplemental Lease Agreement and the total commission to be paid to the Broker shall be amended as such. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission of [REDACTED] (half at lease execution and half at lease occupancy) to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

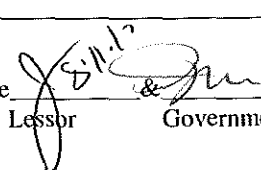
Notwithstanding Paragraph 4 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's rental payment of \$69,674.63 (of which \$38,510.94 is shell rent) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second month's rental payment of \$69,674.63 (of which \$38,510.94 is shell rent) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted second month's rent.

No further adjustments related to this commission shall be made to the rental rate.

19. The Lessor agrees to install wet-glazed or mechanically attached, [REDACTED] material on all exterior windows in Government-occupied space. [REDACTED] material should not be less than [REDACTED] thick. The cost of the [REDACTED] material is included in the shell rent rate described in Paragraph 4.

Initials/Date  8/11/12
Lessor Government

20. **ATTACHMENTS:** The following documents are attached hereto and by this reference made a part hereof:

- A. GSA Form 3517, General Clauses
- B. Special Requirements
- C. GSA Form 3518, Representations and Certifications
- D. Flood Plain Certification
- E. SFO 6CT0014 for LCT04587
- F. Exhibit A

21. To the extent of any inconsistency between the terms of this Standard Form 2 (SF2) and any of the attachments, the terms of this SF2 shall govern.

22. **CHANGES TO GSA FORM 3517B: GENERAL CLAUSES (REV 06/08)**

- 1. **CLAUSE 2: 552.270-5 SUBLETTING AND ASSIGNMENT (SEP 1999)** is deleted in its entirety and replaced with the following: "The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease to any tenant with a minimum credit rating of 'BBB', and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any assignment shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld."
- 2. **CLAUSE 6: 552.270-25 SUBSTITUTION OF TENANT AGENCY (SEP 1999)** is deleted in its entirety and replaced with the following: "The Government may, at any time and from time to time, substitute any Government agency or agencies which do not deviate from the general office and related space purposes for which the Government initially intends to use the Leased Premises for the Government agency or agencies, if any, named in the lease."

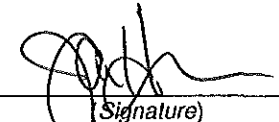
23. **CHANGES TO SFO 6CT0014, Dated 10/26/2009 ("SFO")**

- 1. Section 1.11: "The Government has accepted the quality and appearance of the Building so long as the building is maintained in its current state" shall be added as the sentence in this Section.
- 2. Section 1.12A(7): Combined hot/cold warm mix risers are acceptable.
- 3. Section 1.5: The right to post government rights and regulations applies only to Lease Premises.
- 4. Section 1.9: Occupancy is required sixty (60) working days after Notice To Proceed has been issued by Contracting Officer; Notice To Proceed shall not be issued prior to the Lessor receiving construction permits.
- 5. Section 3.2: New subparagraph D to read as follows: "This Section 3.2 shall not be applicable unless the Government requests that Lessor perform tenant improvement work in addition to the tenant improvement work that will be provided for in the agreed upon construction documents for the tenant improvements; should Government tenant improvement funds be used for tenant improvement build-out, paragraph A, B and C of this Section 3.2 shall apply to the additional work."
- 6. Section 3.3A: New subparagraph 5 to read as follows: "This Section 3.3 shall not be applicable unless the Government requests that Lessor perform tenant improvement work in addition to the tenant improvement work that will be provided for in the agreed upon construction documents for the tenant improvements."
- 7. Section 3.4A(2)a: The following sentence is added at the end, "The Government and Lessor agree that the rate for overtime heating and cooling is \$60.00 per hour, subject to CPI increases; this rate does not apply to areas within the space that require 24-hour HVAC service."
- 8. Section 3.4A(8): This paragraph is hereby deleted.
- 9. Section 3.6A(8)a: The word "larger" is inserted in the first sentence after "scaled at 1/8" = 1.0' (preferred) or".
- 10. Section 3.7: This paragraph is hereby deleted.
- 11. Section 5.3: The following is added at the end of the current paragraph: "This Section 5.3 shall not be applicable unless the Government requests that Lessor perform tenant improvement work in addition to the tenant improvement work that will be provided for in the agreed upon construction documents for the tenant improvements."
- 12. Section 5.9F(1): The following is deleted from the second sentence: "new filtration media at 100% outdoor air (or)".
- 13. Section 5.10B, Design Intent Drawings: This section is hereby deleted.
- 14. Section 5.10E: The following is added at the end of the current paragraph: "This Section 5.10E shall not be applicable unless the Government requests that Lessor perform tenant improvement work in addition to the tenant improvement work that will be provided for in the agreed upon construction documents for the tenant improvements."
- 15. Section 5.12B: The Lessor may respond to the Government's comments resulting from the subject reviews, tests, and inspections by email so long as it is followed with a hard copy.

16. Section 6.2: Add subparagraphs B and C as follows: (B) Walk-off mats and/or the day porter are acceptable forms of controlling dirt and particulates from entering the Building at all primary exterior entryways. (C) The Government acknowledges that the rear entrance to the lobby of the Building exits into the garage, which Lessor does not own or control, and agrees that such entrance may not comply with this Section.
17. Section 6.5B: This paragraph is hereby deleted.
18. Section 6.11: An electronic directory is acceptable to the Government.
19. Section 6.12D: This paragraph is hereby deleted.
20. Section 8.1C: This paragraph does not apply to personal property.
21. Section 8.6A(2)H: It is acceptable to the Government that the ABAAS bathrooms do not have 2' counters.
22. Section 8.6A(2)I: It is acceptable to the Government that the bathrooms do not have floor drains.
23. Section 8.12A(1): Aluminum buses are acceptable to the Government.
24. Section 8.19A(1)d: It is acceptable that Premises does not have special sensors within 15 feet of the windows.
25. Section 8.19A(1): New subparagraph 'e' to read as follows: "The Governments accepts that the Lessor does not control or own the parking garage below the Building."
26. Section 10.1A: New subparagraph '6' to read as follows, "Notwithstanding anything in this Section 10.1 to the contrary, Lessor shall not be required to implement any security measures beyond those security measures provided for in the agreed upon construction documents if the same would result in any material cost increase to Lessor".
27. Section 10.4: New subparagraph 'C' to read as follows, "The Government acknowledges that the relocation of the current system from Floor 19 to Floor 10 meets this requirement and that these systems will continue to be maintained by the Government".
28. Section 10.15A: In addition to the current language, the following sentence is made a part of the paragraph, "The Government accepts that the Lessor does not control or own the parking garage below the Building."
29. Section 10.15B: In addition to the current language, the following sentence is made a part of the paragraph, "Notwithstanding the foregoing, the Government recognizes that Lessor does not control or own the parking and therefore cannot guarantee the location of the Government's parking."
30. Notwithstanding anything contained in the SFO or this SF-2 to the contrary, the Tenant Improvements to be performed by Landlord in the Premises shall be consistent in scope and quality as the Tenant Improvements in the OIG portion of the Premises; in the event that anything in the SFO or this SF-2, or the final construction drawings for the Tenant Improvements, requires any work that is in excess, in cost, of the scope or quality of the Tenant Improvements in the OIG portion of the Premises, then Lessee shall be responsible for such excess costs and the cost shall be paid through the use of the Tenant Improvement Allowance.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: 20 Church Street, LLC

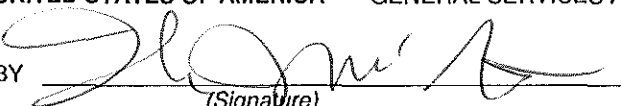
BY  JAMES E. HANSON II, PRESIDENT
(Signature) (Title)

IN PRESENCE OF:


SANDRA MIELE
(Signature) PRINTED NAME OF WITNESS

[REDACTED]
(Address of Witness)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  Contracting Officer
(Signature) (Official title)