

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. #1
	TO LEASE NO. LCT04847
ADDRESS OF PREMISES 280 TRUMBULL STREET 280 TRUMBULL STREET HARTFORD, CT 06103-3597	PDN Number: N/A

THIS AMENDMENT is made and entered into between
 GRUNBURG 280 TRUMBULL, LLC
 whose address is: 280 TRUMBULL STREET, 15TH FLOOR
 HARTFORD, CT 06103-3597

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

WHEREAS, the parties hereto desire to amend the above Lease by amending the Tenant Improvement Allowance, amending the Rent and amending the Broker Commission and Commission Credit.

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 March 20, 2014 as follows:

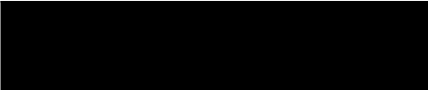
A. Paragraph 1.08 is amended by deleting "\$36.50 per ABOA SF" and inserting thereto "\$217,450.13".

Continued on Page 2

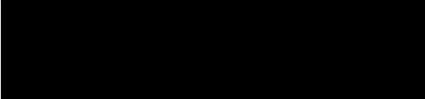
This Lease Amendment contains 2 pages.

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: JUSTIN S. BROWN
 Title: AUTHORIZED SIGNATORY
 Entity Name: GRUNBURG 280 TRUMBULL LLC
 Date: 4/1/14

FOR THE GOVERNMENT:

Signature: 
 Name: MICHAEL O'NEAL
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: APR 02 2014

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: PROPERTY MANAGER - 280 TRUMBULL ST
 Title: PROPERTY MANAGER - 280 TRUMBULL ST
 Date: 4/1/14

B. Paragraph 1.03 A. is deleted in its entirety and replaced with the following:

“A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$46,277.28	\$81,369.33
TENANT IMPROVEMENTS RENT ²	\$50,447.04	\$0.00
OPERATING COSTS ³	\$40,890.67	\$40,890.67
BUILDING SPECIFIC SECURITY ⁴	\$7,186.59	\$0.00
PARKING	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$144,801.58	\$122,260.00

¹Shell rent (Firm Term) calculation: \$8,645.111 per RSF multiplied by 5,353 RSF. Shell rent (Non-Firm Term) calculation: \$15,200.697 per RSF multiplied by 5,353 RSF.

²The Tenant Improvement Allowance of \$217,450.13 is amortized at a rate of 6.0 percent per annum over 5 years.

³Operating Costs rent calculation: \$7,638.832 per RSF multiplied by 5,353 RSF. The actual Operating Costs for the Non Firm Term shall reflect adjustments pursuant to paragraph 2.09 OPERATING COSTS ADJUSTMENT (JUN 2012).

⁴Building Specific Security Costs of \$30,997.55 are amortized at a rate of 6.0 percent per annum over 5 years

In instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.”

C. Paragraph 1.04 is deleted in its entirety and replaced with the following:

“1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. CBRE, Inc. (“Broker”) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission 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 CBRE, 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 the “Rent and Other Consideration” paragraph of this Lease, 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 \$12,066.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month’s Rent.*
- Month 2 Rental Payment \$12,066.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month’s Rent.*
- Month 3 Rental Payment \$12,066.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month’s Rent.*
- Month 4 Rental Payment \$12,066.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month’s Rent.*
- Month 5 Rental Payment \$12,066.80 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month’s Rent.*

* Subject to change based on adjustments outlined under the paragraph “Rent and Other Consideration”.

END OF LEASE AMENDMENT #1

INITIALS: BJD & [Signature]
LESSOR GOV'T