

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 04
	TO LEASE NO.: GS-01P-LCT04939
ADDRESS OF PREMISES: 333 East River Drive, East Hartford, CT (CT3323)	PDN Number: n/a

**THIS AMENDMENT** is made and entered into between **COMMERCE CENTER ONE, L.L.C.** whose address is: c/o Konover Commercial Corporation, 342 North Main Street, Suite 200, West Hartford, CT 06117-2507, 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: modify the Tenant Improvements to be performed, and to issue a Notice to Proceed for such work;

**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 as follows:

1) **FURNITURE REMOVAL AND DISPOSAL:**

- a) The Lessor shall provide all materials, labor and services required for the removal and disposal of six (6) workstations ("furniture removal work") located within the Leased Premises, as set forth in Exhibit A to this Lease Amendment No. 04. The cost of the furniture removal work shall not exceed [REDACTED].
- b) Upon full execution and delivery of this Lease Amendment No. 04, the Lessor shall consider this as a Notice to Proceed with the furniture removal work in an amount not to exceed [REDACTED].

- 2) Upon acceptance and completion of the furniture removal and disposal work, a Lease Amendment will be executed to adjust the Annual Rent to amortize \$106,123.61 as a Tenant Improvement Allowance over the remaining Firm Term of the Lease at an interest rate of eight (8) percent (8.0%). The amount of \$106,123.61 reflects the total of: a) New Carpet Work cost of [REDACTED], as set forth in paragraphs 1-3 of Lease Amendment No. 02, dated October 20, 2015, b) 2<sup>nd</sup> Coat Work cost of [REDACTED] as set forth in Lease Amendment No. 03, dated January 22, 2016, and c) Furniture removal work cost of [REDACTED] as set forth in this Lease Amendment No. 04.

All other terms and conditions of the lease shall remain in force and effect.

This Lease Amendment contains one (1) page.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Vice President, Comcen, Inc., manager  
Entity Name: Commerce Center One LLC  
Date: 2-11-2016

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Leasing Contracting Officer  
GSA, Public Buildings Service,  
Date: FEB 25 2016

**WITNESSED**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Executive Assistant  
Date: 12-11-16