

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-01P-LCT04951
ADDRESS OF PREMISES: 291 South Lambert Road Orange, CT 06477	PDN Number: PS0030426

THIS AMENDMENT is made and entered into between **Sunny Ledge Group LLC**, whose address is: **230 Pine Orchard Road Branford, CT 06477** hereinafter called the Lessor, and

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

WHEREAS, the parties hereto desire to amend Lease LCT04951 to give the "Notice to Proceed" for construction.

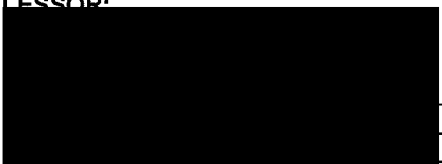
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective as follows:

1. Notice to Proceed: This Lease Amendment (LA) is the Notice to Proceed (NTP) to construct all tenant improvements as specified within the lease LCT04951 and all associated documents, and as contained in those construction documents created by Sunny Ledge LLC referenced as Project – New Haven Vets Center which contains drawings (T1,A1,A2,A3,A4,A5,E1,E2,E3,E4,M1,P1) and dated May 21, 2014. The total cost for the complete build out of all Tenant Improvements inclusive of any and all A&E fees, Mechanical fees, Project management fees, Lessor profit, and overhead, and any and all other cost for \$275,922.75. Of the total cost for the tenant improvements, \$222,449.76 shall be amortized in the rent as per the terms of the lease, and the remaining balance of \$53,472.99 shall be paid in lump sum. Payment shall be made after the Lessor's completion of the Tenant Improvements as noted above and the Government's inspection and acceptance of the space by the Contracting Officer.
2. The lease requires completion of the construction no later than 80 calendar days from the Notice to Proceed provisions of the lease.
3. Upon final execution of this LA, lessor shall develop a construction schedule and submit it to the lease contracting officer (LCO) within seven (7) calendar days. The construction schedule shall be reviewed and approved by the Government. Progress meetings will be held, as determined by the LCO.

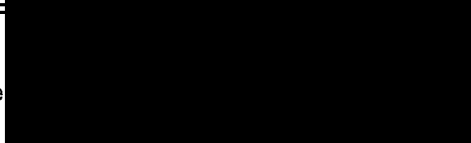
This Lease Amendment contains 2 pages.

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: _____
Title: _____
Entity Name: SUNNY LEDGE GROUP, LLC.
Date: 11/13/14

FOR THE

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 11/17/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Personal Banker / Officer
Date: 11/13/2014

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4. Fourteen (14) calendar days prior to the Lessor's determination that the space is substantially complete, the lessor shall notify the Government to arrange an inspection. Said inspection and acceptance of the scope of work by the Government shall occur within Seven (7) Calendar days of lessor notification.
5. After inspection and acceptance of tenant improvements, lessor shall submit a properly executed invoice, as described below, directly to the GSA Finance office at:

GENERAL SERVICES ADMINISTRATION
FTS AND PBS PAYMENT DIVISION (7BCP)
P.O. BOX 17181
FORT WORTH, TX 76102-0181

OR ELECTRONICALLY AT THE FOLLOWING WEBSITE: FINANCE.GSA.GOV

A COPY OF THE INVOICE SHALL ALSO BE PROVIDED TO THE LEASE CONTRACTING OFFICER AT THE FOLLOWING ADDRESS:


GENERAL SERVICES ADMINISTRATION
ATTN: RICHARD T. REYNOLDS
10 CAUSEWAY STREET, ROOM 1010
BOSTON, MA 02222

A PROPER INVOICE MUST INCLUDE THE FOLLOWING:

- INVOICE DATE
- NAME OF THE LESSOR AS SHOWN ON THE LEASE
- LEASE CONTRACT NUMBER, BUILDING ADDRESS, AND A DESCRIPTION, PRICE, AND THE QUANTITY OF THE ITEMS DELIVERED.
- GSA PDN # PS0030426

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

INITIALS:


LESSOR

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GOVT