

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.3
ADDRESS OF PREMISES: 201 Maple Street, Chelsea, MA	TO LEASE NO. GS-01B-(PEA)-04496 PDN Number:
	DATE: AUG 01 2013

THIS AGREEMENT, made and entered into this 1st day of August 2013, by and between Emerald Corporate Center, LLC (the "Lessor"), having a business address at 180 Second Street, Suite 204, Chelsea, MA 02150 and the General Services Administration, acting as agent for the United States Government ("GSA").

WHEREAS, the Lessor and the GSA desire to amend the above-referenced lease (the "Lease")

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the Lessor and GSA agree that the Lease is amended as follows:

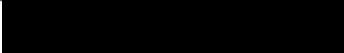
1. Paragraph 1.26 of the Phase II SFO portion of the Lease is hereby amended to add the following subparagraphs:
 - C. The Program of Requirements, incorporated into the Lease as Paragraph 11.B (the "POR"), identifies certain Tenant Improvements and Building Specific Security items to be delivered by the Lessor (the "Special Items").
 - D. Upon receipt of a written Notice To Proceed from the GSA Contracting Officer as required at SFO Paragraph 4.16.D and E., the Lessor shall provide all tools, labor, materials, equipment, fees and supervision necessary for the delivery and installation for the Special items in full compliance with the requirements of the POR.

This Lease Amendment contains two (2) pages.

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

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

FOR THE LESSOR:

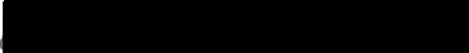
Signature: 

Name: Patricia Simboli

Title: Manager

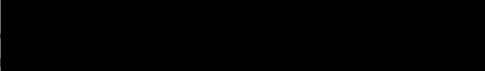
Entity Name: Emerald Corporate Center LLC

FOR THE GOVERNMENT:

Signature: 

Name: MICHAEL STROBEL
 Lease Contracting Officer
 GSA, Public Buildings Service
 New England Region

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: Anthony C. Simboli

Title: Manager

- E. Upon "Substantial Completion" as defined in Paragraph 1 of the General Clauses, the GSA Form 3517X, of the Lease and upon submission of invoices satisfactory to the GSA, the GSA shall reimburse the Lessor for the Special Items in a onetime lump sum amount not to exceed Nineteen Million Five Hundred and Sixty Five Thousand and 00/100 (\$19,565,000.00) Dollars.

INITIALS:

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Lessor

MS
Government