

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 13</b>  <b>TO LEASE NO. LMA04496</b>
<b>ADDRESS OF PREMISES:</b> 201 Maple Street Chelsea, Massachusetts 02150	<b>Date (to be applied by Government on date of execution)</b>  <i>John April 11/2015</i>

THIS AGREEMENT, made and entered into this 11th day of April, 2015, by and between Emerald Corporate Center, LLC (the "Lessor"), having a business address at 180 Second Street, Chelsea, MA 02150, and the General Services Administration, acting as agent for the United States Government (the "Government").

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 acknowledged, the Lessor and GSA agree that the Lease is amended as follows:

Extend the project's Substantial Completion Date from July 7, 2016, to August 1, 2016, and extend the project's Final Completion Date from August 7, 2016, to September 2, 2016.

The referenced schedule time extension is based on ECC's request for a non-compensable twenty-five (25) calendar day extension due to a delay by the City of Chelsea in issuing the building permits for the project.

The referenced no-cost schedule time extension is the Lessor's sole and exclusive remedy for the above referenced delay.

**References and Attachments:**

1. Government Letter OL 115 to ECC dated March 10, 2015
2. ECC Letter to the Government dated February 24, 2015, with attachments
3. ECC's Schedule titled "PERMIT ANALYSIS - SUM-06A", Data Date: 28-Apr-14/ Run Date: 25-Feb-15 12:54
4. ECC's Schedule titled "PERMIT ANALYSIS UPDATED TO 25AUG14 - SUM-06B", Data Date: 25-Aug-14/ Run Date: 24-Feb-15 20:25

This Lease Amendment contains 61 pages.

All other terms and conditions of the lease shall remain in force and effect. No schedule impact resulted from these changes.

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

**FOR THE LESSOR:**

Signature: [Redacted]  
 Name: Patricia Simboli  
 Title: Manager  
 Entity Name: Emerald Corporate Center, LLC  
 Date: 3-31-15

**FOR THE GOVERNMENT:**

Signature: [Redacted]  
 Name: Michael Strobel  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service.  
 Date: April 8, 2015

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
 Name: VP CONTRACTING  
 Title: VP  
 Date: 4/8/15

INITIALS:

[Signature]  
LESSOR

&

[Signature]  
GOV'T