

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 16
ADDRESS OF PREMISES: 201 Maple Street Chelsea, Massachusetts 02150	TO LEASE NO. LMA04496 Date (to be applied by Government on date of execution) <div style="text-align: right;">DEC 09 2015</div>

THIS AGREEMENT, made and entered into this 9th day of December, 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:

1. Proposed Change Order No. 30a-r2 (PCO No. 30-r2) is for **Fitness Center Revisions – Design and Coordination Only**, as described in GSA's RFP No. 11 dated December 23, 2014 and updated in Government letter OL 178 dated July 16, 2015 and proposed, for design and coordination only, in ECC's PCO No. 30a dated July 27, 2015, revised in PCO No. 30ar1 dated September 17, 2015 and revised in PCO No. 30r2 dated October 9, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (PCO 30a-r2): [REDACTED]

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This Lease Amendment contains 184 pages

All other terms and conditions of the lease shall remain in force and effect. It is agreed that no schedule impacts have 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: 11-25-15

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Michael Strobel
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: _____

DEC 09 2015

WITNESSED FOR THE LESSOR BY:

Name: Patricia Sullivan
 Title: Senior Associate
 Date: 11-25-15

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2. Proposed Change Order No. 32-r4 (PCO No. 32-r4) is to **Add Cable Tray at COMMS Closets**, as described in GSA RFP No. 13 dated January 2, 2015, RFP No. 13 Rev.1 dated February 4, 2015, RFP No. 13 Rev.2 dated May 4, 2015 and RFP No. 13 Rev.3 dated May 13, 2015 and as proposed in ECC's PCO No. 32 dated March 26, 2015, revised in PCO No. 32 Rev.1 dated March 26, 2015, revised in PCO No. 32r3 dated August 3, 2015 and revised in PCO No. 32r4 and re-submitted on September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 32r4**):

[REDACTED]

3. Proposed Change Order No. 34-r2 (PCO No. 34-r2) is to **Add EMT Conduit between Rooms 7.100/2225 and 30.99C/2257** as described in GSA RFP No. 15 dated February 11, 2015 and as proposed in ECC's PCO No. 34 dated March 26, 2015, revised in PCO No. 34r1 dated September 8, 2015 and revised in PCO No. 34r2 dated October 9, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 34r2**):

[REDACTED]

4. Proposed Change Order No. 39 (PCO No. 39) is to **Add Smoke Detectors in HD Areas** as described in GSA RFP No. 20 dated April 22, 2015 and as proposed in ECC's PCO No. 39 dated July 7, 2017 and revised September 24, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 39**):

[REDACTED]

5. Proposed Change Order No. 40r2 (PCO No. 40r2) is for **Miscellaneous Revisions – EOC Floor Box Reductions and Added Chase** as described in GSA RFP No. 021 dated May 1, 2015 and revised in RFP No. 21 Rev.1 dated June 19, 2015 and proposed in ECC's PCO No. 40 dated August 9, 2015, revised in PCO No. 40r1 dated August 18, 2015, revised in PCO No. 40r1 submitted on September 30, 2015 and revised in PCO No. 40r2 dated October 14, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 40r2**):

[REDACTED]

6. Proposed Change Order No. 42r1 (PCO No. 42r1) is for **Floor Box Location Revisions** as described in GSA RFP NO. 23 dated May 15, 2015 and as proposed in ECC's PCO No. 42 dated August 18, 2015, revised in PCO 42 and submitted on September 30, 2015 and revised in PCO 42r1 on October 19, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 42r1**):

[REDACTED]

7. Proposed Change Order No. 43 (PCO No. 43) is to **Delete Requirement for HD Mobile Filing System in Room 3202A/Area 11.79A, ELSUR** as described in GSA RFP No. 24 dated June 23, 2015 and as proposed in ECC's PCO No. 43 dated October 2, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 43**):

[REDACTED]

8. Proposed Change Order No. 44 (PCO No. 44) is to **Provide Dry Erase Board in the OWS (48 inch Tall)** as described in GSA RFP No. 25 dated June 23, 2015 and as proposed in ECC's PCO No. 44 dated July 2, 2015, revised August 9, 2015 and revised in PCO No. 44 and re-submitted on September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 44**):

[REDACTED]

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9. Proposed Change Order No. 45 (PCO No. 45) is to **Furnish CDX-10 Locks (7 Total)** as described in GSA RFP No. 26 dated June 23, 2015 and as proposed in ECC's PCO NO. 45 dated July 2, 2015 and revised in PCO No. 45 and re-submitted on September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 45**):

[REDACTED]

10. Proposed Change Order No. 45a (PCO No. 45a) is **Furnish CDX-10 Lock for Room 7300BA** as described in GSA RFP 26 Rev.1 dated August 11, 2015 and as proposed in ECC's PCO No. 45a dated August 24, 2015 and revised in PCO No. 45a and re-submitted on September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 45a**):

[REDACTED]

11. Proposed Change Order No. 47r1 (PCO No. 47r1) is to **Add Coat Hooks** as described in GSA RFP No. 28 dated June 24, 2015 and as proposed in ECC's PCO No. 47 dated August 23, 2015 and revised in PCO No. 47r1 dated September 9, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 47r1**):

[REDACTED]

12. Proposed Change Order No. 48 (PCO No. 48) is for **Design and Coordination Fees Only for the Visitor Screening Facility ("VSF") Revisions** as proposed in ECC's PCO No. 48 dated July 2, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 48**):

[REDACTED]

13. Proposed Change Order No. 49r1 (PCO No. 49r1) is to **Furnish and Install Cipher Locks at Openings 2018A, 2020A, 2022A, 4040A, 4231A, and 4245A in lieu of Mortise Locks** as described and proposed in PCO No. 49 dated July 6, 2015, revised in PCO No. 49r1 dated August 3, 2015 and revised in PCO No. 49r1 and re-submitted on September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 49r1**):

[REDACTED]

14. Proposed Change Order No. 50r2 (PCO No. 50r2) is for **Sidelight Reconciliation - Increase in Area and Type** as described and proposed in ECC's PCO No. 50 dated July 6, 2015, revised in PCO No. 50r2 dated August 19, 2015, and revised in PCO No. 50r2 and re-submitted on September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 50r2**):

[REDACTED]

15. Proposed Change Order No. 55 (PCO No. 55) is to **Add View Window to Door 5021A** as described in GSA RFP No. 31 dated July 9, 2015 and proposed in ECC's PCO No. 55 dated August 23, 2015 and revised in PCO No. 55 submitted on September 30, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 55**):

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16. Proposed Change Order No. 56r1 (PCO No. 56r1) is add **Door Rough in Condition 4C at Door 8251BA** as described in GSA RFP No. 32 dated August 12, 2015 and revised in RFP No. 032Rev.1 dated August 14, 2015 and as proposed in ECC's PCO No. 56 dated September 24, 2015 and revised in PCO No. 56r1 dated September 30, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 56r1**):

[REDACTED]

17. Proposed Change Order No. 57r1 (PCO No. 57r1) is for **Hoffman Box Size Revision from 16" x 16" to 24" x 24"** as requested in Government letter No. OL 154 dated June 16, 2015 and proposed in ECC PCO No. 57 dated August 27, 2015 and revised in PCO No. 57r1 dated September 28, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 57r1**):

[REDACTED]

18. Proposed Change Order No. 59r1 (PCO No. 59r1) is to **Provide Recessed Wall of Honor** as described and proposed in ECC's PCO No. 59 dated August 26, 2015 and revised in PCO No. 59r1 dated October 16, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 59r1**):

[REDACTED]

19. Proposed Change Order No. 61 (PCO No. 61) is issued for **Partition Finish and Paint** as described in GSA RFP NO. 34 dated August 28, 2015 and proposed in ECC PCO No. 61 dated September 24, 2015; is hereby incorporated into the Lease.

Total Added Cost for Scope in (**PCO 61**):

[REDACTED]

20. Withdraw GSA RFP No. 037 dated September 23, 2015 issued for the **Power Distribution System (PDS)** fittings and couplings. Per ECC email confirmation dated September 29, 2015, compression type couplings and connectors for the PDS system are base contract documents' scope and the Work is being installed accordingly.

Total Added Cost for Scope in (**RFP No. 037**):

[REDACTED]

21. **TOTAL NET ADD THIS LEASE AMENDMENT:**

[REDACTED]

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