



SUPPLEMENTAL LEASE AGREEMENT

Number: 5

MAY 25 2011

Lease Number: LMA04638

Date:

Address of the Premises: 120 Front Street, Worcester, MA 01609

PON # PS0019268 Amend 001

THIS AGREEMENT made and entered into this date by and between WORCESTER RENAISSANCE TOWERS LLC

whose address is 121 High Street
Boston, MA

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease by increasing the TI Allowance Overage for approved change Orders funded by RWA Number A087048.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- I. In separate correspondence dated December 9, 2010, the Government issued a Notice to Proceed for Tenant Improvements. Subsequently, change orders 1 through 17 are approved and authorized during the course of Tenant Improvement Construction. The Government hereby orders the change orders in the amount of \$59,188.00. The Change Order is summarized on the change order log titled "SLA#5 Attachment".
- II. Upon execution of this SLA the Government shall reimburse the Lessor in a one-time lump sum payment in the amount of \$59,188.00 which shall be due upon receipt of an original invoice. The additional \$59,188.00 will be funded by the following Reimbursable Work Authorization(s) (herein referred to as "RWA"):
 - A) RWA A0870489 - \$59,188.00
- III. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$284,051.95, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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

LESSOR: WORCESTER RENAISSANCE TOWERS LLC, C/O Berkeley Investments, Inc.

BY [Redacted Signature]
IN F [Redacted Signature]

Vice President
(Title)

c/o Berkeley Investments
121 High Street
Boston, MA 02110
(Address)

U [Redacted Signature]
E [Redacted Signature]

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

(Official Title)



The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided by the Contracting Officer at the following address:

General Services Administration
Attn: Michael Strobel GSA CONTRACTING OFFICER
10 Causeway Street, 10th Floor
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 quantity of the items delivered
- GSA PDN # *PS0019268 (SI45) amend 001*

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.