

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. LMA04804
ADDRESS OF PREMISES 48 RESEARCH ROAD FALMOUTH, MA 02536-4440	PDN Number:

**THIS AMENDMENT** is made and entered into between Cape Moraine LLC

whose address is: 24 Emmons Road, Falmouth, MA 02540

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

**WHEREAS**, the parties hereto desire to amend the above Lease, to turn on shell and operating rent.

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:

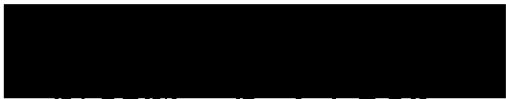
- Rent:** Effective May 25, 2013 the Government shall pay the lessor an annual shell rent of \$103,574.80 and annual operating rent of \$42,245.00 as indicated on page 5 paragraph 1.03 "Rent and other Consideration" of the lease LMA04804.
- Tenant Improvements:** The tenant improvements will be paid upon substantial completion and acceptance of the space and the final tenant improvement rent will be reconciled and memorialized via lease amendment.
- Broker Commission Credit:** The final broker commission and commission credit will be calculated upon substantial completion and acceptance of the space and reconciled and memorialized via lease amendment.

This Lease Amendment contains 1 page.

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.

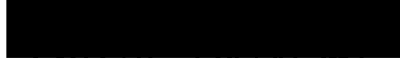
**FOR THE LESSOR:**

Signature:   
 Name: ISBOCIC I CLARK  
 Title: PRINCIPAL  
 Entity Name: CAPE MORaine LLC  
 Date: 5/30/13

**FOR THE** 

Signature:   
 Name: STEPHEN J. [Redacted]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 6-20-2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: [Redacted]  
 Title: [Redacted]  
 Date: 5/30/13