

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</p>	<p align="center">LEASE AMENDMENT No.1</p>
<p>ADDRESS OF PREMISES: One Progress Way Wilmington, MA</p>	<p align="center">TO LEASE NO. GS-01P-LMA04968, Neg.</p>

THIS AGREEMENT, made and entered into this 29th day of September, 2014, by and between One Progress Way LLC (the "Lessor"), having a business address at 20 Pebble Street, Stoneham, MA 02180 and the General Services Administration (GSA), as agent for UNITED STATES OF AMERICA (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 the GSA agree that the Lease is amended effective August 25, 2014 as follows as follows:

- 1) Rent: Paragraph 1.06 of the Lease, "Rent and Other Considerations", which fixes the Annual Rent to be paid to the Lessor, is amended to provide for a partial rent commencement consisting only of the Shell Rent and the Operating Cost Base. Effective August 25, 2014, the Annual Rent for the Firm Term shall be in the amount of \$696,802.50 (\$13.95 per RSP), payable at the rate of \$58,066.88 per month, in arrears, plus CPI escalations after the first lease year, if applicable.
- 2) Tenant Improvement (TI) Allowance and Building Security Amortized Capital (BSAC) Allowance: the Lessor and the Government acknowledge that a lease amendment will be executed to reconcile the TI and BSAC Allowances, and to confirm said rental adjustment is to include the amortization of the TI and BSAC Allowances as referenced in Paragraph 1.06 of the Lease.
- 3) Broker Commission Credit: The Lessor and the Government further acknowledge that a Broker Commission Credit is due to the Government pursuant to Paragraph 1.07 of the Lease, "Broker Commission and Commission Credit". Said credit is not yet due and payable until the final Tenant Improvement Allowance have been reconciled and approved by the Government. Upon reconciliation, a lease amendment will be executed, setting forth the amount of the Broker Commission Credit actually due to the Government. The Broker Commission consideration is due as noted pursuant to Paragraph 1.07 of the Lease with an adjustment to be made to the second half payment upon said reconciliation of both TI and BSAC Allowances.

All other terms and conditions of the Lease shall remain in full force and effect.
This Lease Amendment contains two (2) pages.

SEP 30 2014



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

FOR THE LESSOR:

FOR THE

Signature

Name:

Title:

Entity Name: One Progress Way, LLC

Date:

SEPT 29, 2014

Signature

Name:

Lease Contracting Officer
GSA, Public Buildings Service

Date:

SEP 30 2014

WITNES

Signature

Name:

Title:

Date:

MEMBER
September 29, 2014

FOR THE LESSOR ALSO

NAME ROSS

SIGNATURE

TITLE MEMBER

DATE September 29, 2014

WITNESS TO BOTH SIGNATURES

9/29/14

DATE