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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 2 |
| ADDRESS OF PREMISES: <u>CROSS POINT TOWER TOWER 3</u> <u>900 CHELMSFORD STREET FLOOR 9</u> <u>LOWELL MASSACHUSETTS 01851-8100</u> | TO LEASE NO.: GS-01P-LMA05025 PDN Number: NA |

THIS AMENDMENT is made and entered into between the whose address is: C/O ANCHORLINE PARTNERS, ONE POST OFFICE SQUARE, BOSTON, MASSACHUSETTS 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 order tenant improvements to be completed, and to issue a Notice to Proceed for such work; and

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 as follows:

- 1) This Lease Amendment shall serve as the official Government "Notice to Proceed" ("NTP") as per paragraph 6.01(B) of the Lease. The Government and Lessor hereby agree to a total cost for all the required "Tenant Improvements" in the amount of \$657,703.37. The agreed to TI price of \$657,703.37 includes all costs to the Government for the construction of the tenant improvements, which include any and all requirements as set forth in the Lease, agency requirements, DID's, CD's dated 3.16.16 and titled "Cross Point Tower 3 9th Floor 900 Chelmsford Street Lowell, MA 01851 Title 09 Drawings A-09-02, A-09-04, A55-01, A-81-01, ADA Cabinet Section, E-03-02, and E-03-03; and Lease No. GS-01P-LMA05025 CONSTRUCTION DOCUMENTS SUBMISSION 3/16/16" and prepared by Sierra Architects Inc.), including the general conditions, Lessor's OH&P, permits/expending fees and all A/E fees, and any other such costs/fees. No other cost shall be the responsibility of the Government unless agreed to in writing and signed by the Lease Contracting Officer.
- 2) Upon full execution and delivery of this Lease Amendment No. 2, the Lessor shall consider this as a Notice to Proceed for the tenant improvement work in an amount of \$657,703.37.

This Lease Amendment contains 2 pages.

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

FOR THE LESSOR:

Signature: [Redacted]
Name: Andrew Maher
Title: Manager
Entity Name: CP Associates, LLC
Date: 7/6/16

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: George E. Welch
Title: Leasing Contracting Officer
GSA, Public Buildings Service, 1PRL
Date: JULY 11, 2016

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Kristi Amendolare
Title:
Date: 7/6/16

3) Nonpayment for Additional Work:

Any additional supplies, services or a change to work specified herein performed by the contractor, either at his/her own volition or at the request of an individual other than a duly appointed Lease Contracting Officer ("LCO"), will not be paid for by the Government. Only a duly appointed Lease Contracting Officer is authorized to change the specifications, terms and conditions in this contract. Any requests by the Government to revise any unauthorized deviations on the Lease, agency requirements, DID's, or CD's shall be the sole responsibility of the Lessor.

All other terms and conditions of the lease shall remain in force and effect.

End

INITIALS: _____
LESSOR

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