

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-01P-LMA05026
ADDRESS OF PREMISES 46 Commerce Way Norton, MA 02766-1701	PDN Number: PS0039091

9THIS AMENDMENT is made and entered into between
 46 COMMERCE LLC

whose address is: 100 GRANDVIEW ROAD
 BRAINTREE, MA 02184-3309

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

WHEREAS, the parties hereto desire to amend the as described below

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, Upon Govt Execution, as follows:

Change Order:

The following change order, attached as Exhibit A, in the total amount of [REDACTED] has been reviewed and found fair and reasonable.

DESCRIPTION	Qty	Unit	Unit Cost	Cos
Steam Generation Modification				
Run 1" PVC Line fm Janitor's Closet to Sprinkler Rm	1	1s		[REDACTED]
Install demineralized bottle exchange system	1	1s		[REDACTED]
Revise piping and fittings to accept new system	1	1s		[REDACTED]
Water Testing	1	1 ea		[REDACTED]

This Lease Amendment contains 2 pages including Exhibit 'A'

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

FOR THE LESSOR:

Signature: [REDACTED]
 Name: 1115th CON. 11
 Title: Manager
 Entity Name: 46 Commerce LLC
 Date: 10/1/18

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Man S. Chino
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: OCT 03 2018

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Bonnie Kirby
 Title: Controller
 Date: 10.1.18

Project Management	8 hrs	\$120.00	
Estimated Sales Tax and Shipping & handling	1	1s	
Subtotal			
General Conditions	4%		
General Liability Insurance	1%		
Subtotal			
Overhead and Profit	6%		
TOTAL			\$6,779.91

The total amount (lump sum payment) of **\$6,779.91** will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Total Cost for Tenant Improvements and method of payment:

The Government and Lessor agree the total cost for the Tenant Improvements, including all change orders, is \$1,499,785.26. The Lessor shall amortize the Tenant Improvement Allowance of \$586,933.08 into the rent at the rate of 8% over 20 years. The remaining balance not to exceed \$912,852.18 (\$1,499,785.26 - \$586,933.08) will be paid via one-time lump sum payment by the Government upon completion, inspection, and acceptance of the tenant improvements by the Government and receipt of an invoice from the Lessor.

The Government and Lessor agree the total cost for the BSAC is \$152,729.00. The full amount of \$152,729.00 shall be amortized into the rent at the rate of 8% over 10 years.

The total lump sum payment for the TI, BSAC, and Change Orders is \$912,852.18 which will be paid via lump sum payment by the Government upon completion, inspection, and acceptance of the tenant improvements by the Government and receipt of an invoice from the Lessor.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Lease Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Additional assistance is available from the Finance Customer Service Line at 817-978-2408. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
P.O. Box 17181
Fort Worth, TX 76102-0181

A Copy of the invoice must be provided to the Project Manager at the following address:

General Services Administration
ATTN: Mark Shinto
10 Causeway Street
Boston, MA 02222

A proper invoice must include the following:

- Invoice Date
- Unique invoice #
- 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 #PS0039091

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

END OF LA#4

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

INITIALS:

QIU
LESSOR

&

MS
GOV'T