

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-01P-LME04824
ADDRESS OF PREMISES: 68 BANGOR STREET, HOULTON, MAINE 04730-1641 (ME4262ZZ)	PDN Number: PS0027377

THIS AMENDMENT is made and entered into between **BROWN DEVELOPMENTS, LLC**

whose address is: **93 MILITARY STREET
HOULTON, ME 04730-2421**

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: establish the Rent Commencement Date, to order Tenant Improvements which exceed the Tenant Improvement Allowance, and to modify the Agency Specific Requirements

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:

1. **TERM/RENT COMMENCEMENT**: The section on page 1 of the Lease, titled "Lease Term", is hereby deleted in its entirety and the following is substituted in its place:

"LEASE TERM: TO HAVE AND TO HOLD the said premises with their appurtenances for a term commencing on December 13, 2013 (the "Rent Commencement Date") and continuing through to December 12, 2023 (the "Termination Date") unless extended or terminated earlier as provided herein or as may be allowed at law or in equity (the "Lease Term")."

2. **TERMINATION RIGHTS**: Section 1.05 of the Lease, "Termination Rights", is hereby deleted in its entirety and the following is substituted in its place:

"Termination Right: THE GOVERNMENT MAY TERMINATE this Lease, in whole or in parts, at any time on or after December 13, 2018 by giving at least ninety (90) days' prior notice in writing to the Lessor. The effective date of the termination shall be the day following the expiration of the

This Lease Amendment contains 3 pages.


(Continued on next 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:

FOR THE GOVERNMENT:

Signature: 
 Name: _____
 Title: President
 Entity Name: Brown Development LLC
 Date: 12-19-13

Signature: 
 Name: GEORGE E. WELCH
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: JANUARY 6, 2014

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Carla L. Lynch
 Title: Notary
 Date: 12-19-13

- F. An original invoice must be submitted directly to the GSA Finance Office at the following address:

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

Or electronically at FINANCE.GSA.GOV

A copy of the invoice must be provided to George Welch, Contracting Officer, at the following address:

General Services Administration
Leasing Division
Thomas P. O'Neill Federal Building
10 Causeway Street, Room 1010
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, and
- PDN #: **PS0027377**.

5. **AGENCY SPECIFIC REQUIREMENTS**: Section 7 of the Lease, "Agency Specific Requirements" is hereby modified as follows:"

- A. Section 7: The requirement for "parabolic light fixtures" is hereby deleted and replaced with "direct/indirect light fixtures".
- B. Section(s) 3.22, 7.01, 7.02, 7.04, 7.05, 7.06: Tenant approves a ceiling height of 8.0 feet.
- C. Section(s) 7.08 & 7.09: Tenant approves a ceiling height of 18.0 feet.
- D. Section 7.09: Tenant approves one 12'W by 14'H exterior insulated overhead roll-up door with automatic door opener.
- E. Section 7.12.5: Emergency generator will provide emergency power to tenant lights in hallways, tenant lights in office areas, exterior lighting, mechanical systems, overhead door in vehicle bay, security system and access controls at no additional cost to the Government.

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

INITIALS:  LESSOR &  GOVT