

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-01B-LNH04894
ADDRESS OF PREMISES: 1155 Elm Street Manchester, NH 03101	PDN Number. N/A

THIS AMENDMENT is made and entered into between Farley White Manchester LLC whose address is: 155 Federal Street, Boston MA 02110, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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 January 7, 2013 as follows:

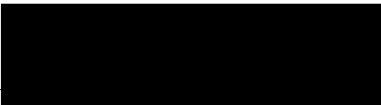
1. To confirm that the Government has accepted the Leased Premises as substantially complete and ready for occupancy.
2. To amend the Lease Term to establish the effective date of occupancy and term of the lease, as follows:

 "The term of the lease shall commence on January 7, 2013 and run through January 6, 2023 subject to termination rights as set forth in the lease"
3. To reconcile the Tenant Improvement Allowance as per paragraph 1.03 of the Lease. Lessor has provided, and the Government has accepted the completion of the construction as agreed. The total cost for tenant improvements amortized within the lease is \$107,000.00 and will be amortized in the rent at a rate of 0.00%.
4. Paragraph 1.03 (A) RENT AND OTHER CONSIDERATION IS HEREBY AMENDED AS FOLLOWS:


This Lease Amendment contains 2 pages.

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: Roger W. White
 Title: Manager
 Entity Name: Farley White Manchester LLC
 Date: 1/16/13

FOR THE GOVERNMENT:

Signature: 
 Name: Lori Melchin
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: FEBRUARY 5, 2013

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: _____
 Title: _____
 Date: 1/16/13

Years 1 through 5

Annual Rent of \$100,592.74 calculated at a rate of \$31.43 per RSF rounded and payable at the rate of \$8,382.73 per month in arrears plus CPI adjustments after the first year per paragraph 2.08 of the Lease dated 6/28/2012. Annual rent is comprised of the following components:

- \$59,218.50 in shell rent
- \$19,974.24 in operating cost base
- \$21,400.00 in Tenant Improvement Rent

Years 6 through 10

Annual Rent of \$91,196.49, calculated at a rate of \$ 28.49 per RSF (rounded) and payable at the rate of \$7,599.71 per month in arrears, plus CPI adjustments after the first year per paragraph 2.08 of the Lease. Annual rent is comprised of the following components:

- \$71,222.25 in shell rent
- \$19,974.24 in operating rent cost base

The Tenant Improvement Allowance components of the rental rate shall be fully satisfied at the end of the fifth (5th) year.

INITIALS: Th & LM
LESSOR GOV'T