

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 9 TO LEASE NO. LVT04850
ADDRESS OF PREMISES 30 River Road Essex Junction, VT 05452-3808	Building Number: VT8113 PDN # PS0027306

THIS AGREEMENT, made and entered into this date by and between Pizzagalli Properties, LLC

whose address is:

346 Shelburne Road, Suite 601
Burlington, VT 05401

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

- To amend the Standard Form 2 (SF2) of Lease Number LVT04850 section 4.4 Normal Hours by striking "6:00AM to 7:00PM except Saturdays and Sundays, and federal holidays" and substituting therefore "Services, Utilities, and Maintenance shall be provided daily for the period of October 1, 2012 through February 24, 2013 and for the period of February 25, 2013 through September 30, 2013" as follows:

For the Period of October 1, 2012 through February 24, 2013

Monday - 7:00PM to 11:00PM

Tuesday - 7:00PM to 11:00PM

Wednesday - 7:00PM to 11:00PM

Thursday - 7:00PM to 11:00PM

Friday - 7:00PM to 11:00PM

Saturday - 6:00AM - 11:30PM

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:

Title: Treasurer

Entity Name: Pizzagalli Properties, LLC

Date: September 11, 2013

FOR THE GOVERNMENT



Signature:

Name:

Title: Lease Contracting Officer

GSA, Public Buildings Service, 1PRL

Date: SEPT. 12, 2013

WITNESSED FOR THE LESSOR BY



Signature:

Name: Robert Bouchard

Title: Development Manager

Date: September 11, 2013

For Period of February 25, 2013 through September 30, 2013

Monday – 6:00AM to 3:00AM including Federal Holidays.

Tuesday – 6:00AM to 3:00AM including Federal Holidays.

Wednesday – 6:00AM to 3:00AM including Federal Holidays.

Thursday - 6:00AM to 3:00AM including Federal Holidays.

Friday-6:00AM to 3:00AM including Federal Holidays.

Saturday -3:00AM to 12:00PM including Federal Holidays.

Sunday- No additional services, utilities and maintenance should be provided.

2. The Lessor's quote for the additional services, utilities and maintenance referenced as "Attachment A & B" and attached hereto made a part of hereof is hereby accepted.
Effective October 1, 2012 through September 30, 2013, the total amount of services, utilities, and maintenance for additional services, utilities, and maintenance is hereby established as \$127,956.61 as described on "Attachment A and B."
3. Upon completion of services, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$127,956.61, upon receipt of an original invoice to the Contracting Officer.
4. The original invoice must submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the followings address:

General Services Administration
Attn: George E. Welch
10 Causeway St. Rm1010
Boston, MA 0222

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
- GSA PDN # PS0027305

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

INITIALS:


LESSOR

&


GOVT