

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-01P-LMA04718
LEASE AMENDMENT	
ADDRESS OF PREMISES: 1 CLARKS HILL, SUITE 101, FRAMINGHAM, MA 01702-8172	PDN Number: PS0034194

THIS AMENDMENT is made and entered into between LANDLORD OF 1 CLARKS HILL, FRAMINGHAM, MASSACHUSETTS, AS SPECIFICALLY IDENTIFIED IN LEASE EXHIBIT "N" TITLED "OWNER - 1 CLARKS HILL, FRAMINGHAM, MA"

whose address is: **700 TECHNOLOGY PARK DRIVE, SUITE 240
BILLERICA, MA 01821-4134**

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 as follows:

- 1) The Lessor shall provide all materials, labor and services required for alterations to the [REDACTED] Interim Swing Space office located on the 3rd floor of the Premises as set forth in the drawing titled "1 Clark's Hill: [REDACTED] Interim Swing Space Drawing Dated 1/28/2016" and written statement of work titled "Framingham, MA Temporary Space Clarification Construction Notes 12/16/15, Based on 1/28/16 Meeting".
- 2) The cost of the tenant improvement work as identified on the NAI Hunneman Statement #2, dated February 11, 2016, and attached hereto shall not exceed \$19,661.20.
- 3) In the event of any changes to the tenant improvement work, then at the completion of the tenant improvement work, the final cost shall be reconciled and any credits, if applicable, shall be applied against it.
- 4) Upon full execution and delivery of this Lease Amendment No. 04, the Lessor can consider this as a Notice to Proceed with the tenant improvement work in an amount not to exceed \$19,661.20.

This Lease Amendment contains 12 pages. Pages 3 through 12 shall be treated as "Exhibit 1".

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

[REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: Manager
Entity Name: Direct Invest LLC
Date: March 14, 2016

FOR THE GOVERNMENT:

[REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 3/22/2016

WITNESSED FOR THE LESSOR BY:

[REDACTED]

Signature: [REDACTED]
Name: Pamela Cole
Title: Investor Relations Coordinator/APM
Date: March 14, 2016

5) Upon acceptance and completion of the tenant improvement work, the Government shall pay the Lessor \$19,661.20, in a lump sum.

A. The \$19,661.20 lump sum payment shall be funded by the following Reimbursable Work Authorization ("RWA"): N0574947

B. After completion and GSA acceptance of the work, an original invoice must be submitted directly to the GSA Finance Office at the following address:

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



A copy of the invoice must be provided to Richard T. Reynolds, Lease Contracting Officer, at the following address:

General Services Administration
Real Estate Acquisition 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
- PDN #: **PS0034194**

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

INITIALS:  & 
LESSOR GOV'T