

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>  1  </u>
	TO LEASE NO. GS-01P-LMA05013
ADDRESS OF PREMISES 445 & 451 West Street, Amherst, MA 01002	PDN Number: N/A

THIS AMENDMENT is made and entered into between  
**Donald A. LaVerdiere d/b/a Amherst Office Park**

whose address is: **441 West Street, Amherst, MA 01002**  
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 September 3, 2015 as follows:

Term: 1. Effective September 1, 2015, the Government shall pay the Lessor Shell Rent and Operating Rent only, payable in monthly installments in arrears, based upon the following annual rates:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$224,728.56	\$242,670.96
OPERATING COSTS <sup>2</sup>	\$182,563.92	\$182,563.92 PLUS CPI
<b>ANNUAL RENT</b>	<b>\$407,292.48</b>	<b>\$425,234.88</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$10.02 per RSF multiplied by 22,428 RSF

(Non-Firm Term) \$10.82 per RSF multiplied by 22,428 RSF

<sup>2</sup>Operating Costs rent calculation: \$8.14 per RSF multiplied by 22,428 RSF.

2. Upon full completion and acceptance of Tenant Improvements, the Government shall pay the Lessor annual rent, payable in monthly installments in arrears, calculated as follows:

TI Rent = \$6,880 at 6% amortized over the remaining months of the firm term after acceptance.

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



Signature

Name:

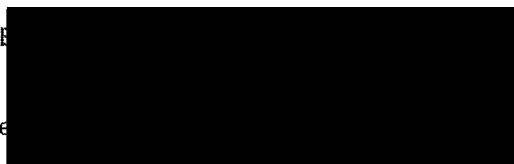
Title:

Entity Name:

Date:

Donald A. LaVerdiere  
General Manager  
Amherst Office Park  
10-8-15

FOR THE



Signature

Name:

Title:

GSA, Public Buildings Service,

Date:

Lease Contracting Officer  
10/8/2015

WITNESSED FOR THE LESSOR BY:



Signature:

Name:

Title:

Date:

Carol E. Bertardo  
office manager  
10-8-15

BSAC Rent = \$58,300 at 6% amortized over the remaining months of the firm term after acceptance.

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$224,728.56	\$ 242,670.96
TENANT IMPROVEMENTS RENT <sup>2</sup>	AS PER TI RENT CALCULATION ABOVE	\$0.00
OPERATING COSTS <sup>3</sup>	\$182,563.92	\$ 182,563.92 PLUS CPI
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	AS PER BSAC CALCULATION ABOVE	\$0.00
<b>TOTAL ANNUAL RENT<sup>5</sup></b>	<b>\$407,292.48</b>	<b>\$425,234.88</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$10.02 per RSF multiplied by 22,428 RSF

(Non-Firm Term) \$10.82 per RSF multiplied by 22,428 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$6,880 is amortized at a rate of 6 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$8.14 per RSF multiplied by 22,428 RSF.

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$58,300 are amortized at a rate of 6 percent per annum over 5 years

<sup>5</sup>Total Annual Rent = Items 1 and 3 plus 2 and 4 to be determined.

INITIALS:

  
LESSOR

&

  
GOV'T