

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO.: LMA05032
ADDRESS OF PREMISES: 222 WEST CUMMINGS PARK, WOBURN MA 01801	PDN Number: N/A

THIS AMENDMENT is made and entered into between Aberjona Valley, LLC whose address is: 200 West Cummings Park Woburn, MA 01801-6396, 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: commence the Shell Rent and Operating Costs only; and

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, as follows:

- 1.) Rent: to amend Paragraph 1.03 of the Lease, "Rent and Other Considerations", which fixes the Annual Rent to be paid to the Lessor, to provide for a partial rent commencement consisting only of the Shell Rent and the Operating Cost Base. Effective October 14, 2015 the Annual Rent for the Firm Term shall be in the amount of \$83,248.15, payable at the rate of \$19.65 RSF, in arrears, plus CPI escalations after the first lease year, if applicable.


- 2.) Building Specific Amortized Capital: the Lessor and the Government acknowledge that a lease amendment will be executed to reconcile the Building Specific Amortized Capital retroactively to the Rent Commencement Date and to confirm said rental adjustment is to include the amortization of the Building Specific Amortized Capital as referenced in Paragraph 1.03 of the Lease.

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


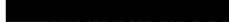
This Lease Amendment contains one (1) page.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

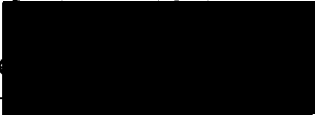
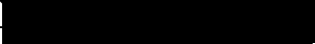
FOR THE LESSOR:

Signature: 
 Name: Aberjona Valley, LLC Eric S. Anderson
 Title: Executive Vice President
 Entity Name: Aberjona Valley, LLC
 Date: 3/9/16

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Leasing Contracting Officer
GSA, Public Buildings Service,
 Date: MAR 09 2016

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Account Manager
 Date: 3/9/16