

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>3</u>
	TO LEASE NO. GS-01P-LNH04947
LEASE AMENDMENT	
ADDRESS OF PREMISES 20 West Park Street, Lebanon, NH	PDN Number: N/A

THIS AMENDMENT is made and entered into between

20 West Park, LLC

whose address is: **20 West Park Street, Lebanon, NH 03766**

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 February ~~2~~ 9, 2016 as follows:

1) TENANT IMPROVEMENTS:

a) In a Lease Amendment No. 2, dated December 18, 2015, the Government issued in a separate correspondence to Lessor dated August 25, 2015 a Notice to Proceed for tenant improvements in the amount of \$13,302.50. As of December 3, 2015 Lessor issued a change order for an increase in the Tenant Improvements for an additional \$3,872.40 for a total of \$17,174.90. The tenant improvement work has been completed and a reconciliation of the tenant improvement cost done.

b) The Government acknowledges completion, inspection and acceptance of the tenant improvement work.

c) In complete satisfaction of the work provided, the Government shall pay the Lessor \$17,174.90 with the rent to be reconciled retroactively to October 1, 2015, and to be amortized at an interest rate of 5 percent (5.0%).

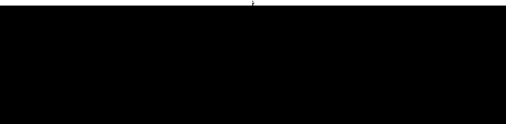
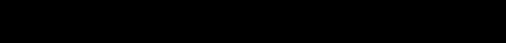
(Lease Amendment No. 3 continues on Page 2)

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.

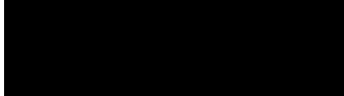
FOR THE LESSOR:

Signature: 
Name: 
Title: Manager
Entity Name: 20 West Park LLC
Date: March 1, 2016

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: MARCH 9, 2016

WITNESSED

Signature: 
Name: John Mac
Title: John Mac
Date: 3/2/16

2) **RENT AND OTHER CONSIDERATION:** Paragraph 1.03A of the Lease is hereby deleted in its entirety, and replaced with the following:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$19,026.56	\$22,831.00
TENANT IMPROVEMENTS RENT ²	\$ 3,889.34	\$0.00
OPERATING COSTS ³	\$ 4,718.28	\$ 4,718.28 PLUS CPI
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$27,634.18	\$27,549.28

¹Shell rent calculation:

(Firm Term) \$19.34 per RSF multiplied by 959 RSF

(Non Firm Term) \$23.80708 per RSF multiplied by 969 RSF

²The Tenant Improvement Allowance of \$17,174.90 is amortized at a rate of 5 percent per annum over 5 years equals \$4.05 per RSF.

³Operating Costs rent calculation: \$4.92 per RSF multiplied by 959 RSF.

⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs described under sub-paragraph H below

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

INITIALS:  & 
LESSOR GOV'T