

6. Paragraph 1 (b) of the Lease is hereby amended to read as follows:

*Brookline
Attorney
July 2, 1981*

"Provided this Lease shall not have been terminated and Lessee is not in default under the terms hereof, Lessee shall have two consecutive five (5) year renewal options, commencing on the expiration of the term hereof which expires on December 31, 1991, said renewals being subject to all of the terms, conditions and covenants hereof; provided, however, that during the initial five (5) year renewal term beginning January 1, 1992, and expiring December 31, ~~1997~~ ¹⁹⁹⁶, the annual rental shall be the sum of Forty Seven Thousand (\$47,000.00) Dollars, payable in equal monthly installments of Three Thousand, Nine Hundred and Sixteen and 66/100 (\$3,916.66) Dollars, said monthly installments being payable on the first day of each month, in advance; and further provided that during the second renewal option period beginning January 1, 1997, and expiring December 31, 2001, the annual rental shall be the sum of Fifty Thousand (\$50,000.00) Dollars, payable in equal monthly installments of Four Thousand, One Hundred Sixty Six and 66/100 (\$4,166.66) Dollars, said monthly installments being payable on the first day of each month, in advance. Lessee may exercise its options by giving Lessor written notice thereof at least One Hundred Eighty (180) days prior to the expiration of the term immediately preceding the option period elected."

*BRF
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7. The Lease is hereby amended to include the following as Paragraph 1 (l):

"(i) Lessor shall pay all real estate taxes which shall be imposed or assessed upon the Demised Premises during the term or any renewal term hereof.

(ii) Lessee hereby covenants and agrees that for each tax year during the term or any renewal term hereof in which the total annual real estate taxes which shall be imposed or assessed upon the Demised Premises shall exceed the Tax Base (as hereinafter defined), Lessee shall pay to Lessor, within thirty (30) days of receipt of an itemized statement therefor, as additional rent, a sum equal to such excess. Lessor shall submit said itemized statement to Lessee, along with evidence of payment of said taxes by Lessor, within ninety (90) days after payment of said taxes by Lessor.

(iii) The Tax Base shall be the annual real estate taxes imposed or assessed upon the Demised Premises for the first tax year with respect to which the buildings on the Demised Premises, including the additions thereto permitted by Paragraph 1 (m) hereof, shall be assessed as completed and functioning buildings for the entire tax year, provided, however, that in the event the additions permitted by Paragraph 1 (m) of this Lease shall not have been completed by December 31, 1981, the Tax Base shall be the annual real estate taxes imposed or assessed upon the Demised Premises for the year 1981.

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