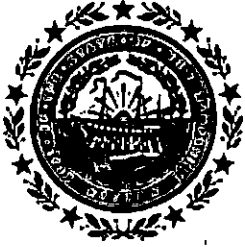


128 m.c.



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street - Room 120
Concord, New Hampshire 03301
Office@das.nh.gov

Charles M. Arlinghaus
Commissioner
(603) 271-3201

Joseph B. Bouchard
Assistant Commissioner
(603) 271-3204

Catherine A. Keane
Deputy Commissioner
(603) 271-2059

July 8, 2019

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, N.H. 03301

REQUESTED ACTION

Authorize the Department of Administrative Services, Bureau of Court Facilities, to enter into a contract amendment with Sal's Kitchen Realty, LLC (Vendor # 160724) of Lawrence, MA 01843, for a one-time payment of \$93,000, relating to the lease termination of the Milford Courthouse (9th Circuit Court - District Division - Milford) comprised of approximately 5,700 square feet located at 180 Elm Street, Milford NH, effective upon Governor & Council approval. **100% Transfer Funds (transfer from AOC, Rent from Other Agencies).**

Funds to support this request are anticipated to be available in the following account in FY2020 upon the availability and continued appropriation of funds in the future operating budget: # 01-14-14-141510-20450000, Department of Administrative Services, Bureau of Court Facilities.

022-500248 Rent to Owners Non-State Space	<u>SFY2020</u>
	\$93,000

EXPLANATION

The Bureau of Court Facilities recently relocated the Milford Circuit Court (9th Circuit - District Division - Milford) from 180 Elm Street into the newly constructed state-owned facility located at 4 Meadow Brook Lane, Milford, NH. Prior to this, the Bureau leased courtroom and office space from Sal's Kitchen Realty, LLC ("Lessor") for the Milford Circuit Court.

In accordance with the lease agreement with Sal's Kitchen Realty, LLC (hereinafter "Lessor"), entered into on July 1, 2017 (approved by the Governor and Council on June 7, 2017, item #147), and expired on June 30, 2019, the agreement

stipulated certain provisions upon lease termination. Approval of this amendment will authorize the Bureau to satisfy said contractual provisions.

Specifically, Section 9.5 of the agreement outlines the requirement for the State to restore the space to its original configuration, which includes removing certain interior walls, erecting a demising wall, installing new carpet along with other improvements as per Exhibit D (hereinafter referred to as "interior building alterations") upon termination of the lease. Based on this contractual requirement, the Bureau sought quotes from independent contractors for the interior building alterations. The lowest bid received was \$82,225.00 (allowing a 10% contingency). In addition to the construction costs, the Bureau potentially would have to pay the Lessor two additional rental payments to allow time for the work to be completed. With this, the Bureau was looking at approximately \$96,000 in total.

In reviewing the details and logistics for the scope of work with the Lessor, the Lessor preferred a lump sum payment in lieu of the State hiring a contractor to complete the work. A lump sum payment would allow the Lessor to retrofit the space to fit their needs based on prospective future tenants. The parties agreed to settle on \$93,000 as a fair amount based on the State's potential costs for construction, rental payments, utilities, and overhead. In addition, the lump sum to the Lessor eliminates the Bureau overseeing construction in a non-state owned building and the possibility of incurring unexpected additional costs during the construction process.

Therefore, the parties agree to amend Section 9.5 of the lease agreement as attached herein, to release the State in its entirety of the interior building alterations as outlined in Exhibit D. In full satisfaction of releasing the State of said interior building alterations outlined in Exhibit D, the Lessor agrees to accept a lump sum payment of \$93,000 (ninety-three thousand dollars).

The office of the Attorney General has reviewed and approved this agreement.

Respectfully submitted,



Charles M. Arlinghaus
Commissioner

**FIRST AMENDMENT TO THE STANDARD LEASE AGREEMENT
BETWEEN THE STATE OF NEW HAMPSHIRE
AND SAL'S KITCHEN REALTY, LLC**

This Agreement (hereinafter referred to as the "Amendment") is dated this 18th day of ~~July~~ ^{August}, 2019, and is by and between the State of New Hampshire acting by and through the Department of Administrative Services, Bureau of Court Facilities (hereinafter referred to as the "State") and Sal's Kitchen Realty, LLC with a business address of 354 Merrimack Street, Lawrence, MA 01843 (hereinafter referred to as the "Lessor").

WHEREAS, pursuant to a two year Lease Agreement for the Milford Courthouse, 9th Circuit – District Division – Milford, entered into on July 1, 2017 and approved by the Governor and Council on June 7, 2017, item #147, the Lessor agreed to lease certain premises upon the terms and conditions specified in the Agreement, and in consideration of payment by the State of certain sums as specified therein; and

WHEREAS, the lease agreement terminated June 30, 2019;

WHEREAS, pursuant to Section 9.5, upon lease termination the State agreed to remove interior alterations, additions, or improvements (hereinafter referred to as "interior building alterations") as outlined in Exhibit D of the lease agreement;

WHEREAS, the parties agree to amend Section 9.5 to release the State in its entirety of the interior building alterations as outlined in Exhibit D; and

WHEREAS, in full satisfaction of releasing the State of said interior building alterations outlined in Exhibit D, the Lessor agrees to accept a lump sum payment in the amount of ninety-three thousand dollars; and


NOW THEREFORE, in consideration of the foregoing and the covenants and conditions contained in the Agreement as set forth herein, the Lessor and State hereby agree to amend the Agreement as follows:

Amend Exhibit D, Special Provisions, Section 9.5 by deleting it in whole and replacing it with the following to read as follows:

In lieu of removal of alterations, additions or improvements upon the termination of the lease, the Tenant agrees to pay the Landlord ninety-three thousand dollars (\$93,000). The Landlord agrees that the Tenant shall have no further obligations to repair or restore the Property to its original condition.



EFFECTIVE DATE OF THE AMENDMENT. This Amendment shall be effective upon approval by the Governor and Executive Council of the State of New Hampshire.

Lessor Initials 
Date 8/7/19

CONTINUANCE OF AGREEMENT. Except as specifically amended and modified by the terms and conditions of this Amendment, and the obligations of the parties there under shall remain in full force and effect in accordance with the terms and conditions set forth herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands:

TENANT: State of New Hampshire, acting through the Department of Administrative Services

BY: Charlie M. Arlinghaus
Charlie M. Arlinghaus, Commissioner

LESSOR: Sal's Kitchen Realty, LLC

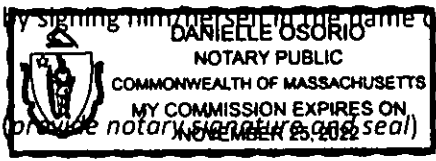
BY: Salvatore Lupoli
PRINT NAME: Salvatore Lupoli
TITLE: Manager

NOTARY STATEMENT: As Notary Public and/or Justice of the Peace, REGISTERED IN THE STATE OF Massachusetts COUNTY OF Essex, UPON THIS DATE (insert full date) August 7, 2019, appeared before me (print full name of notary)

Danielle Osorio the undersigned officer personally appeared (insert Landlord's signature) _____ who acknowledged him/herself to be (print officer's title, and the name of the corporation) Salvatore N. Lupoli, Sal's Kitchen Realty, LLC

_____ and that as such Officer, they are authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing him/herself in the name of the corporation.

Danielle Osorio 11/25/22



In witness whereof, I hereunto set my hand and official seal.

APPROVALS:

Approved by the Department of Justice as to form, substance and execution:

Approval date: 8/12/2019

Approving Attorney: Takhuina Ralehmarra

Approved by the Governor and Executive Council:

Approval date: _____

Signature of the Deputy Secretary of State: _____

Lessor Initials (Signature)
Date 8/1/19

CERTIFICATE OF AUTHORITY FOR CORPORATIONS

I, (insert name) Salvatore Lupoli, am the Clerk/Secretary of the (insert Corporate name), Sal's Kitchen Realty and do hereby certify:

- 1. I am a duly elected and acting Clerk/Secretary for the Corporation documented above, which is incorporated in the State of (Insert State of incorporation) New Hampshire
2. I maintain and have custody of, and am familiar with, the minute books of the Corporation;
3. I am duly authorized to issue certificates with respect to the contents of such books;
4. The following is a true, accurate and complete copy of the resolution adopted during a meeting of the Board of Directors of the Corporation. Said meeting was held in accordance with the laws and by-laws of the State in which the Corporation is incorporated, upon the following date: (insert date of meeting) July 1, 2019

RESOLVED: That this Corporation shall enter into a contract with the State of New Hampshire, acting by and through the Department of Administration Services, Bureau of Court Facilities providing for the performance by this Corporation of certain services as documented within the foregoing Lease, and that the ~~President, and/or the Vice President, and/or the Treasurer,~~ (document which titled officer is authorizing the contract), Manager: Salvatore N. Lupoli on behalf of this Corporation, is authorized and directed to enter into the said lease contract with the State of New Hampshire, and that they are to take any and all such actions that may be deemed necessary, desirable or appropriate in order to execute, seal, acknowledge and deliver any and all documents, agreements and other instruments on behalf of this Corporation in order to accomplish the same.

RESOLVED: That the signature of the above authorized party or parties of this Corporation, when affixed to any instrument of document described in, or contemplated by, these resolution, shall be conclusive evidence of the authority of said parties to bind this Corporation, thereby:

- 5. The foregoing resolutions have not been revoked, annulled, or amended in any manner what so ever, and remain in full force and effect as of the date hereof;
6. The following person or persons have been duly elected to, and now occupy, the Office or Offices indicated: (fill in the appropriate names of individuals for each titled position)

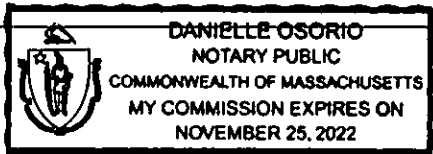
President: Manager: Salvatore N. Lupoli
Vice President: _____
Treasurer: _____

IN WITNESS WHEREOF: I sign below as the Clerk/Secretary of the Corporation, and have affixed its' corporate seal (if applicable) upon this date: (insert date of signing) August 7, 2019
Clerk/Secretary (signature) Manager: Salvatore N. Lupoli
In the State and County of: (State and County names) Massachusetts, Essex

NOTARY STATEMENT: As Notary Public and/or Justice of the Peace, REGISTERED IN THE STATE OF: Massachusetts COUNTY OF: Essex

UPON THIS DATE August 7, 2019, appeared before me (print full name of notary) Danielle Osorio
the undersigned officer personally appeared (insert officer's name) Salvatore N. Lupoli
who acknowledged him/herself to be (insert officer's title, and the name of corporation) Salvatore N. Lupoli, Sal's Kitchen Realty, LLC
and that being authorized to do so, he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

In witness whereof I hereunto set my hand and official seal. (Provide signature, seal and expiration of commission)
Danielle Osorio 11/25/22



State of New Hampshire

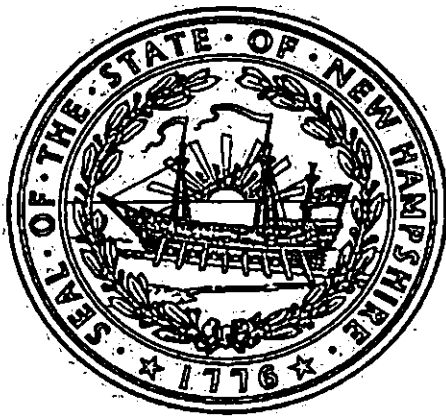
Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that SAL'S KITCHEN REALTY, LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on May 11, 2004. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 473923

Certificate Number: 0004540212



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 2nd day of July A.D. 2019.

A handwritten signature in black ink, appearing to read "Wm Gardner".

William M. Gardner
Secretary of State

147



State of New Hampshire
DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301

VICKI V. QUIRAM
Commissioner
(603)-271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603)-271-3204

May 8, 2017

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

6/7/2017

REQUESTED ACTION

1. Authorize the Department of Administrative Services, Bureau of Court Facilities, to enter into a two year lease agreement with Sal's Kitchen Realty, LLC (Vendor # 160724) Lawrence, MA 01843, for an amount not to exceed \$165,852, which shall provide courtroom and office space for the 9th Circuit Court - District Division – Milford comprised of approximately 5,700 square feet located at 180 Elm Street, Milford NH upon Governor and Council approval, for the period effective July 1, 2017 through June 30, 2019. **100% Transfer Funds (transfer from AOC, Rent from Other Agencies).**
2. Authorize the Department of Administrative Services, Bureau of Court Facilities, to request a waiver from the Clean Air testing requirements from the Governor and Executive Council cotermious with submission for approval of the lease agreement herein and based on RSA 10-B:4-Exceptions II.

Funding is available from account # 01-14-14-141510-2045000, Department of Administrative Services, Bureau of Court Facilities, contingent upon the availability and continued appropriations with the authority to adjust encumbrances in each of the State fiscal years through the Budget Office if needed and justified.

022-500248 Rent to Owners Non State Space

<u>SFY18</u>	<u>SFY19</u>
\$82,512	\$83,340

EXPLANATION

Approval of the enclosed two year lease agreement will authorize the Bureau of Court Facilities to continue renting the premises which provides courtroom and office space for the 9th Circuit Court – District Division – Milford located at 180 Elm Street, Milford, NH.

The Landlord requested a 1% increase annually sharing that the operating costs have increased by 6% over the past two years. The annual rental cost for the court facility in each year of the agreement shall be \$82,512 or \$14.48 per square foot in year one and \$83,340 or \$14.62 per square foot in year two. The provision of utilities and janitorial services are not included in the rental rates. The utilities are an additional expense of approximately \$9,500 annually. The janitorial expense is an additional cost of approximately \$6,300 annually.

His Excellency, Governor Christopher T. Sununu
and the Honorable Council

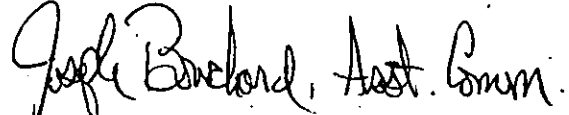
May 8, 2017

Page 2 of 2

The Tenant hereby requests a waiver from Clean Air testing as the facility lacks a central HVAC system which is assumed in the protocol of the air test and makes testing for compliance unreasonable. There are no known air quality concerns within the Premises.

The office of the Attorney General has reviewed and approved this agreement.

Respectfully Submitted,



for
Wicki V. Quiram
Commissioner



March 1, 2017

Tammy Nelson
Dept. of Administrative Services
Bureau of Court Facilities
25 Capitol Street
Concord, NH 03301

RE: Lease Renewal – Milford, NH

Dear Tammy,

As discussed, your current lease with Sal's Kitchen Realty, LLC for space in Milford, MA dated April 8, 2015 is set to expire June 30, 2017. We would be happy to negotiate another two-year term but we would respectfully request an additional 1% for each year based on the increases in operating costs that we have incurred throughout the duration of your occupancy.

We have accommodated your Department with concessions and zero percent increases throughout the years. Our operating costs have increased 6% over the past two years.

Please consider this request and should you find the terms acceptable please send along a draft lease for review.

Thank you,

A handwritten signature in black ink that reads "Gerry-Lynn Darcy". The signature is fluid and cursive, with a large, sweeping "D" at the end.

Gerry-Lynn Darcy
Senior Vice President

290 Merrimack St.
Lawrence, MA 01843

DEVELOPING SIGNATURE BRANDS

DEPARTMENT OF ADMINISTRATIVE SERVICES
SYNOPSIS OF ENCLOSED LEASE CONTRACT

FROM: Gail Rucker, Administrator II
Department of Administrative Services
Bureau of Planning and Management

DATE: May 9, 2017

SUBJECT: Attached Lease;
Approval respectfully requested.

TO: His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire, 03301

LESSEE: Department of Administrative Services, Bureau of Court Facilities, 25 Capitol Street,
Concord, NH 03301

LESSOR: Sal's Kitchen Realty, LLC, 354 Merrimack Street Lawrence, MA 01843

DESCRIPTION: Lease Renewal. Approval of the enclosed will authorize the continued rental of 5,700 square feet of ground floor space serving as the "9th Circuit – District Division – Milford Court" located at 180 Elm Street, Unit A, Milford NH.

TERM: Two (2) years, commencing July 1, 2017 terminating June 30, 2019

OPTIONS: There are no options to extend the term

ANNUAL RENT: Yr. 1) 07/01/2017-06/30/2018: \$82,512.00 annually which is \$14.48 per SF (1% increase)

Yr. 2) 07/01/2018-06/30/2019: \$83,340.00 annually which is \$14.62 per SF (1% increase)

Total 2-Year Rent: \$165,852.00

JANITORIAL: Additional Tenant Cost: Estimated at \$6,300 annual (\$1.11 PSF) TTL (2)yr. \$12,600.00

UTILITIES: Additional Tenant Cost: Estimated at \$9,500 annual (\$1.67 PSF). TTL (2)YR. \$ 19,000.00

Estimated TTL 2-year Cost: \$197,452.00 (\$17.32 average SF cost of occupancy)

PUBLIC NOTICE: Sole Source - Court lease renewals are exempt from competitive RFP requirements

CLEAN AIR PROVISIONS: Waiver of testing requirements requested since the facility lacks a central HVAC system which is assumed in the protocol of the air test which makes testing for compliance unreasonable. There are no known air quality concerns in the Premises.

BARRIER-FREE DESIGN COMMITTEE: approval recommended


OTHER: Approval of the enclosed is recommended

The enclosed contract complies with the State of NH Division of Plant and Property Rules
And has been reviewed & approved by the Department of Justice

Reviewed and recommended by:
Bureau of Planning and Management


Gail Rucker, Administrator II

Approved by:
Division of Plant and Property MGMT


Stephen Lorentzen, Administrator

STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
BUREAU OF PLANNING AND MANAGEMENT
STANDARD LEASE AGREEMENT

Table of Contents

1. Parties to the Lease: 5
 1.1 The Lessor: 5
 1.2 The Lessee: 5
2. Demise of the Premises: 5
3. Effective Date; Term; Delays; Extensions; and Conditions upon Commencement: 5
 3.1 Effective Date: 5
 3.2 Occupancy Term: 6
 3.3 Delay in Occupancy and Rental Payment Commencement: 6
 3.4 Extension of Term: 6
 3.5 Conditions on the Commencement and Extension of Term: 6
4. Rent: 6
 4.1 Rent: 6
 4.2 Taxes and Assessments: 6
5. Conditional Obligation of the State: 7
6. Utilities: 7
 6.1 General Provisions: 7
 6.2 Sewer and Water Services: 7
 6.3 Electrical and Lighting: 8
7. Use of Premises: 8
8. Maintenance and Repair by the Landlord: 8
 8.1 General Provisions: 8
 8.2 Maintenance and Repair of Broken Glass: 8
 8.3 Recycling: 8
 8.4 Window Cleaning: 8
 8.5 Snow Plowing and Removal: 8
 8.6 Parking Lot Maintenance: 9
 8.7 Site Maintenance: 9
 8.8 Heating, Ventilation and Air Conditioning (HVAC): 9
 8.9 Maintenance and Repair of Lighting , Alarm Systems, Exit Signs, etc: 10

Landlord Initials: SL
Date: 5/1/17

8.10	Interior Finishes and Surfaces:	10
8.11	Janitorial Services:	10
8.12	Failure to Maintain, Tenant's Remedy:	10
9.	Manner of Work, Compliance with Laws and Regulations:	11
9.1	Barrier-Free Accessibility:	11
9.2	Work Clean Up:	11
9.3	State Energy Code:	11
9.4	Alterations, etc:	11
9.5	Ownership, Removal of Alterations, Additions or Improvements:	11
10.	New Construction, Additions, Renovations or Improvement to the Premises:	11
10.1	Provision of Work, etc:	12
10.2	Schedule of Completion:	12
10.3	Landlord's Delay in Completion; Failure to Complete, Tenant's Options:	12
11.	Quiet Enjoyment:	12
12.	Signs:	12
13.	Inspection:	13
14.	Assignment and Sublease:	13
15.	Insurance:	13
15.1	Workers Compensation Insurance:	13
16.	Indemnification:	13
16.1	Acts or Omissions of Landlord:	13
16.2	Landlord's Failure to Perform Obligations:	13
16.3	Tenant's Acts or Omissions Excepted:	13
17.	Fire, Damage and Eminent Domain:	14
17.1	Landlord's Repair:	14
17.2	Tenant's Remedies:	14
17.3	Landlord's Right to Damages:	14
18.	Event of Default: Termination by the Landlord and the Tenant:	14
18.1	Event of Default: Landlord's Termination:	14
18.2	Landlord's Default: Tenant's Remedies:	14
18.3	Rights Hereunder:	14
19.	Surrender of the Premises:	15
20.	Hazardous Substances:	15
20.1	Disclosure:	15
20.2	Maintenance/Activity Compliance:	15

Landlord Initials: SL
Date: 5/1/17

20.3 Action to Remove/Remediate: 15

20.4 Non-Permitted use, Generation, Storage or Disposal: 15

20.5 Asbestos: 15

20.6 Material Safety Data Sheets (MSDS): 15

21. Broker's Fees and Indemnification: 16

22. Notice: 16

23. Required Property Management and Contact Persons: 16

 23.1 Property Management: 16

 23.2 Tenant's Contact Person: 16

24. Landlord's Relation to the State of New Hampshire: 16

25. Compliance by Landlord with Laws and Regulations/Equal Employment Opportunity: 16

 23.1 Compliance with Laws, etc: 16

 23.2 Discrimination: 16

 23.3 Funding Source: 16

26. Personnel: 17

27. Bankruptcy and Insolvency: 17

28. Miscellaneous: 17

 28.1 Extent of Instrument, Choice of Laws, Amendment, etc: 17

 28.2 No Waiver or Breach: 17

 28.3 Unenforceable Terms: 17

 28.4 Meaning of "Landlord" and "Tenant": 17

 28.5 Headings: 17

 28.6 Entire Agreement: 17

 28.7 No Waiver of Sovereign Immunity: 17

 28.8 Third Parties: 17

 28.9 Special Provisions: 17

 28.10 Incompatible use: 17

 Signatures, Notary, Approvals: 18

Exhibit A – Schedule of Payments 19

Exhibit B – Janitorial Services 20

Exhibit C – Provisions for Architecturally Barrier-Free Accessibility, "Clean Air" Compliance, Improvements,
 Recycling, and Energy Conservation 21

Exhibit D – Special Provisions 25

Landlord Initials: SL
Date: 5/1/17

ATTACHMENTS REQUIRED PRIOR TO SUBMITTAL FOR FINAL APPROVALS:

1. Letter of Opinion regarding lease issued by State of New Hampshire "Architectural Barrier-Free Design Committee".
2. Certificate of Insurance issued by landlord's insurance provider documenting provision of coverage required under the lease (section 15).
3. "Vendor Number" assigned to landlord by the Bureau of Purchase and Property; number must be provided prior to lease submittal to Governor and Executive Council.

SUPPLEMENTAL PLANS AND SPECIFICATION REQUIRED PRIOR TO SUBMITTAL FOR FINAL APPROVALS:

1. "Demise of Premise" floor plan(s): Authorized Landlord and Tenant signature with date of signature required on each.
 - a. Provide plans specifying the extent of the Premises designated for the Tenant's Exclusive use, as well as any "shared" space(s) to which the Tenant shall have use and access, such as shared entrance lobbies, stairs, elevators and rest rooms. Floor plans shall show the location of the demised premises within the building to which it is a part, depiction of the location of the demised premises within the building to which it is a part, depiction of the public and staff entrances, windows, rest rooms, and description of the basic functional areas such as office, storage, conference or reception space.
 - b. In the instance provision of parking is included in the terms of the lease, provide detailed site sketch or detailed description of any parking areas designated for the use of the Tenant during the Term. Illustrate and/or note all parking spaces designated for the Tenant's exclusive use, or shared use in common with others, and/or spaces which may be used by the general public. Specify all parking spaces, access aisles and accessible paths of travel provided for conformance with barrier-free access requirement for the Premises and/or the building to which the Premises is a part.
2. "Design-Build" floor plan(s) and specifications: Authorized Landlord and Tenant signatures with date of signature required on each:
 - a. In the event renovation, new construction or improvements are to be made under the terms of the Lease, provide all final/agreed drawings and specifications describing the work, which shall include but not be limited to:
 - i. Tenant's "Design-Build floor plan(s)"
 - ii. Tenant's "Design-Build Fit-Up Specifications"
3. The documents listed in items 1 & 2 above shall be part of the finding agreement, therefore provide minimum three originals, one each distrusted to :
 - a. Tenant
 - b. Landlord
 - c. State of New Hampshire, Department of Administrative Services, Bureau of Planning and Management.

SUPPLEMENTAL DOCUMENTATION REQUIRED FOR SUBMITTAL FOR FINAL APPROVALS:

1. Office of Secretary of State "Certificate of Good Standing" (CGS): needed by business organizations and trade names. Individuals contracting in their own name do not need a "CGS".
2. Certificate of Vote/Authority (CVA): needed by business entities, municipalities and trade names. Individuals contracting in their own name do not need a "CVA".

Landlord Initials: SL
Date: 5/1/17

STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
BUREAU OF PLANNING AND MANAGEMENT

STANDARD LEASE AGREEMENT

1. Parties to the Lease:

This indenture of Lease is made this May 1 day of 2017, by the following parties:

1.1 The Lessor (who is hereinafter referred to as the "Landlord") is:

Name: Sal's Kitchen Realty, LLC

(individual or corporate name)

State of Incorporation: New Hampshire

(if applicable)

Business Address: 354 Merrimack Street, Building 1, 3rd Floor

Street Address (principal place of business)

Lawrence MA 01843 (978) 681-7777
City State Zip Telephone number

1.2 The Lessee (who is hereinafter referred to as the "Tenant") is: THE STATE OF NEW HAMPSHIRE,
acting by and through its Director or Commissioner of:

Department Name: Department of Administrative Services, Bureau of Court Facilities

Address: 25 Capitol Street, Room 115

Street Address (official location of Tenant's business office)

Concord NH 03301 (603) 271-7977
City State Zip Telephone number

WITNESSETH THAT:

2. Demise of the Premises:

For and in consideration of the rent and the mutual covenants and agreements herein contained, the Landlord hereby demises to the Tenant, and the Tenant hereby leases from the Landlord, the following premises (hereinafter called the "Premises") for the Term, (as defined herein) at the Rent, (as defined herein) and upon the terms and conditions hereinafter set forth:

Location of Space to be leased: 180 Elm Street, Unit A

(street address, building name, floor on which the space is located, and unit/suite # of space)

Milford NH 03055
City State Zip

The demise of the premises consists of: approximately 5,700 square feet of space

(provide square footage of the leased space)

The Demise of this space shall be together with the right to use in common, with others entitled thereto, the hallways, stairways and elevators necessary for access thereto, and the lavatories nearest thereto. "Demise Documentation" has been provided which includes accurate floor plans depicting the Premises showing the extent of the space for the Tenants' exclusive use and all areas to be used in common with others, together with site plan showing all entrance to the Premises and all parking areas for the Tenant's use; these documents have been reviewed, accepted, agreed-to and signed by both parties and placed on file, and shall be deemed as part of the lease document.

3. Effective Date; Term; Delays; Extensions; and Conditions upon Commencement:

3.1 Effective Date: The effective dates of Agreement shall be:

Commencing on the 1st day of July, in the year 2017, and ending on the
30th day of June, in the year 2019, unless sooner terminated
in accordance with the Provisions hereof.

Landlord Initials: SL
Date: 5/1/17

3.2. **Occupancy Term:** Occupancy of the Premises and commencement of rentals payments shall be for a term (hereinafter called the "Term") of 2 year(s) commencing on the 1st day of July, in the year 2017, unless sooner terminated in accordance with the Provisions hereof.

3.3 **Delay in Occupancy and Rental Payment Commencement:** In the event of the Effective Date of the Agreement being prior to that which is set forth for Occupancy Term in 3.2. herein, commencement of the Tenant's occupancy of the Premises and payment of rent shall be delayed until construction and/or renovation of the Premises is complete and a copy of the "Certificate of Occupancy" (if said certificate is required by the local code enforcement official having jurisdiction) for the Premises has been delivered to the Tenant; the parties hereto agree this shall be upon the date set forth in 3.2 Occupancy Term herein. Upon this date the Tenant shall commence payment of rent in conformance with the terms and conditions herein and as set forth in the Schedule of Payments included and attached hereto as "Exhibit A". Notwithstanding the foregoing, commencement of occupancy and rental payments shall be further conditioned upon all other terms and conditions set forth in the Agreement herein.

A) "Completion" defined as "Substantial Completion": Notwithstanding anything contained in the Agreement to the contrary, it is understood and agreed by both Parties that "complete" shall mean "substantially completed". "Substantial Completion" is defined as no leasehold improvement deficiencies that would unreasonably adversely affect the Tenant's occupancy and/or business operations, nor would the installation or repairs of such deficiencies unreasonably adversely affect the Tenant's business operation. Notwithstanding the foregoing, nothing shall relieve the Landlord from their responsibility to fully complete all agreed renovations set forth or attached hereto.

3.4 **Extension of Term:** The Tenant shall have the option to extend the Term for (*number of options*) | n/a | Additional term(s) of n/a year(s), upon the same terms and conditions as set forth herein. Notice from the Tenant exercising their option to extend the term shall be given by the Tenant delivering advance Written notice to the Landlord no later than thirty (30) days prior to the expiration of the Term, or any extensions thereof.

3.5 **Conditions on the Commencement and Extension of Term:**

Notwithstanding the foregoing provisions, it is hereby understood and agreed by the parties hereto that this lease and the commencement of any Term, and any amendment or extension thereof, is conditioned upon its' approval by the Governor and Executive Council of the State of New Hampshire and, in the event that said approval is not given until after the date for commencement of the Term, the Term shall begin on the date of said approval. In the event that said approval request is denied, then this Lease shall thereupon immediately terminate, and all obligations hereunder of the parties hereto shall cease.

4. **Rent:**

4.1 **Rent:** During the Term hereof and any extended Term, the Tenant shall pay the Landlord annual rent (hereinafter called the "Rent") payable in advance at the Landlord's address set forth in Section 1 above, in twelve equal monthly installments. The first such installment shall be due and payable on the following date: (*insert month, date and year*) | July 1, 2017 |
The rent due and payable for each year of the term, and any supplemental provisions affecting or escalating said rent or specifying any additional payments for any reason, shall be as set forth in a Schedule of Payments made a part hereto and attached herein as "Exhibit A".

4.2 **Taxes and other Assessments:** The Landlord shall be responsible for, and pay for, all taxes and other assessment(s) applicable to the Premises.

Landlord Initials: SL
Date: 5/1/17

5. **Conditional Obligation of the State:**

Notwithstanding any provisions of this Lease to the contrary, it is hereby expressly understood and agreed by the Landlord that all obligations of the Tenant hereunder, including without limitation, the continuance of payments hereunder, are contingent upon the availability and continued appropriation of funds, and in no event shall the Tenant be liable for any payments hereunder in excess of such available appropriated funds. In the event of a reduction or termination of appropriated funds, the Tenant shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this Lease in whole or in part immediately upon giving the Landlord notice of such termination. The State shall not be required to transfer funds from any other account in the event funding for the account from which the "rent" specified for the lease herein is terminated or reduced. It is further expressly understood and agreed by the Landlord that in the event the State of New Hampshire makes available State owned facilities for the housing of the Tenant the Tenant may, at its' option, serve thirty (30) days written notice to the Landlord of its intention to cancel the Lease in whole or in part. Whenever the Tenant decides to cancel the Lease in whole or in part under this Section the Tenant shall vacate all or part of the Premises within a thirty (30) day period. The Lease to the portion of the Premises vacated shall henceforth be canceled and void, while the Lease to the portion of the Premises still occupied shall remain in effect, with a pro rata abatement of the rent made by the parties hereto.

6. **Utilities:** *Select one of the following standard clauses specifying the party(s) responsible for the provision of utilities indicating the applicable clause with an "x". If neither clause provides an adequate or accurate explanation provide a detailed explanation as a "Special Provision" in "Exhibit D" herein.*

See EXHIBIT D herein for text replacing Section 6

~~The Landlord shall furnish all utilities and the Tenant shall remit reimbursement for their provision no later than thirty (30) days after receipt of Landlord's copy of the utility invoice(s). Any exceptions to the forgoing specifying certain utilities which the Landlord will provide with no reimbursement payment from the Tenant shall be listed in the space below:~~

~~Exceptions: | _____~~

OR:

~~The Landlord shall at their own and sole expense furnish all utilities, the Tenant shall make no reimbursement. Any exceptions to the forgoing specifying certain utilities that the Tenant shall be responsible for arranging and making direct payment to the provider thereof shall be listed in the space below:~~

~~Exceptions: | _____~~

6.1 **General Provisions:** The Landlord agrees to furnish heat, ventilation and air-conditioning to the Premises in accordance with current industry standards as set forth by the American Industrial Hygiene Association or AIHA and the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. or ASHRAE during the Tenant's business hours, the indoor air temperature of the Premises shall range from 68° F to 75° F during the winter, and 69° F to 76° F in the summer; if humidity control is provided relative humidity in the Premises shall range from 30% to 60%. During the Tenant's business hours heating, ventilation and air-conditioning shall also be provided to any common hallways, stairways, elevators and lavatories which are part of the building to which the Premises are a part. The Tenant agrees that provision of heating, ventilation and air-conditioning is subject to reasonable interruptions due to the Landlord making repairs, alterations, maintenance or improvements to the system, or the infrequent occurrence of causes beyond the Landlord's control. All Heating and Ventilation Control systems and filters shall be cleaned and maintained by the Landlord in accordance with ASHRAE and AIHA standards, and in conformance with the provisions of Section 8 "Maintenance and Repair" herein, and in a manner sufficient to provide consistent compliance with the State of New Hampshire's Clean Indoor Air Standards" (RSA 10:B). If the premises are not equipped with an air handling system that provides centralized air-conditioning or humidity control the provisions set forth herein regarding these particular systems shall not apply.

6.2 **Sewer and Water Services:** The Landlord shall provide and maintain in good and proper working order all sewer and water services to the Premises. Provision of said services shall include payment of all charges, expenses or fees incurred with provision of said services. All sewer and water services shall be provided and maintained in conformance with all applicable regulatory laws and ordinances.

Landlord Initials: SC
Date: 5/1/17

6.3 Electrical and Lighting: The Landlord shall furnish all electrical power distribution, outlets and lighting in compliance with the most current National Electrical Code standards. Lighting fixtures throughout the Premises shall be capable of providing illumination levels in accordance with ANSI/IES Standards for Office Lighting in effect on the date of commencement of the term herein. Lighting for exterior areas and other applications shall conform to the recommended levels in the current IES Lighting Handbook in effect on the date of commencement of the term herein.

7. Use of Premises:

The Tenant shall use the premises for the purpose of:

9th Circuit - District Division - Milford

and for any other reasonable purposes that may arise in the course of the Tenant's business.

8. Maintenance and Repair by the Landlord:

8.1 General Provisions: The Landlord shall at its own expense, maintain the exterior and interior of the Premises in good repair and condition, including any "common" building spaces such as parking areas, walkways, public lobbies, and restrooms, and including all hallways, passageways, stairways, and elevators which provide access to the Premises. The Landlord agrees to make any and all repairs and perform all maintenance to the Premises or any appurtenance thereto, which may become necessary during the Term or any extension or amendment of the Term. These repairs and maintenance requirements shall be fulfilled whether they are ordered by a public authority having jurisdiction, requested by the Tenant, or are dictated by reasonable and sound judgment, and include but are not limited to: The repair, and if necessary the replacement of any existent roof, walls, floors, doors and entry ways, interior finishes, foundations, windows, sidewalks, ramps and stairs, heating, air-conditioning and ventilation systems, plumbing, sewer, and lighting systems, and all operating equipment provided by the Landlord. Maintenance shall also include timely and consistent provision of any and all pest control which may become necessary within the Premises. Maintenance to areas or equipment which provide compliance with the Federal "American's with Disabilities Act" (ADA) and/or any State or Municipal codes or ordinances specifying requirements for architectural barrier-free access shall be performed regularly and with due diligence, in order to ensure continuity of compliance with all applicable regulations. The Landlord shall meet with the Tenant upon request and as necessary to review and discuss the condition of the Premises.

8.2 Maintenance and Repair of Broken Glass: The Landlord shall replace any and all structurally damaged or broken glass the same day that they are notified by the Tenant, or the damage is observed. In the event that the Landlord is unable to procure and/or install the replacement glass within the same day, they shall notify the Tenant in writing prior to the close of business that day, providing an explanation as to the cause of the delay and the date the damage will be corrected. In the instance of delayed repair, the Landlord shall remove the damaged or broken glass the same day it is noticed or reported, and secure the opening and/or damaged area to the satisfaction of the Tenant.

8.3 Recycling: The Landlord shall cooperate with the Tenant to meet the requirements for waste reduction and recycling of materials pursuant to all Federal, State, and Municipal laws and regulations which are or may become effective or amended during the Term.

8.4 Window Cleaning: The Landlord shall clean both the exterior and interior surfaces of all windows in the Premises annually. Window cleaning shall be completed no later than July 1st of every year.

8.5 Snow Plowing and Removal: The Landlord shall make best efforts to provide for rapid and consistent ice and snow plowing and/or removal from all steps, walkways, doorways, sidewalks, driveway entrances and parking lots, including accessible parking spaces and their access aisles, providing sanding and/or salt application as needed. Plowing and/or removal shall be provided prior to Tenant's normal working hours, however, additional work shall be provided as needed during the Tenant's working hours if ice accumulates or if more than a 2" build-up of snow occurs. Best efforts shall be made to provide and maintain bare pavement at all times. In addition to the foregoing, the Landlord shall provide plowing and/or ice and snow removal service with diligence sufficient to maintain availability of the number of Tenant parking spaces designated in the Agreement herein for the Tenant's use, clearing said spaces within twelve (12) hours of snow and/or ice accumulations. The Landlord shall sweep and remove winter sand and salt deposited in the above referenced areas by no later than June 1st of each year.

Landlord Initials: SL
Date: 5/1/17

8.6 Parking Lot Maintenance: Landlord shall maintain and repair all parking lot areas, walks and access ways to the parking lot; maintenance shall include paving, catch basins, curbs, and striping. Provision of parking lot maintenance shall include but not be limited to the following:

- A) Inspect pavement for cracks and heaves semi-annually. Monitor to identify source of cracking, if excessive moisture is found under pavement surfaces due to poor drainage, remove pavement, drain properly, and replace with new pavement.
- B) Re-stripe the parking lot at least once every three (3) years or as necessary to maintain clear designation of spaces, directional symbols and access aisles.
- C) Maintain all parking lot and exterior directional signage, replacing signs as necessary when substantially faded, damaged or missing.

8.7 Site Maintenance: Landlord shall maintain and provide as follows:

- A) The Landlord shall maintain all lawns, grass areas and shrubs, hedges or trees in a suitable, neat appearance and keep all such areas and parking areas free of refuse or litter. Any graffiti shall be promptly removed.
- B) The Landlord shall maintain and repair all exterior lighting fixtures and bulbs, providing same day maintenance and repair when possible.
- C) The Landlord shall clean and wash all exterior cleanable/washable surfaces and repaint all painted surfaces, including remarking painted lines and symbols in the parking lot and access lanes thereto, once every three years, except where surfaces are in disrepair in advance of this time frame, which case it shall be required on a more frequent basis.
- D) The Landlord shall regularly inspect and maintain the roof, including cleaning of roof drains, gutters, and scuppers on a regular basis, and timely control of snow and ice build-up. Flashings and other roof accessories shall be observed for signs of deterioration with remedy provided prior to defect. If interior leaks are detected, the cause shall be determined and a solution implemented as quickly as possible to prevent damage to interior finishes and fixtures. Landlord shall inspect roof seams annually, especially at curbs, parapets, and other places prone to leaks, investigate any ponding, etc. All work on the roof shall be conducted so as to maintain roof warranty.

8.8 Heating Ventilation and Air Conditioning (HVAC): The HVAC system in the Premises shall be maintained regularly and with due diligence in order to ensure continuous compliance with current industry standards set forth by the "American Industrial Hygiene Association" (AIHA) and the "American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc." (ASHRAE). All HVAC air filters shall be replaced on a semi-annual basis; and the air filters used in the HVAC system shall provide the greatest degree of particulate filtration feasible for use in the Premise's air handling system. All HVAC condensate pans shall be emptied and cleaned on a semi-annual basis. The Landlord shall keep a written record of the dates the required semi-annual HVAC maintenance is provided, submitting a copy of this record to the Tenant on the annual anniversary date of the agreement herein. Any moisture incursions and/or leaks into the Premises shall be repaired immediately, this shall include the repair and/or replacement of any HVAC component which caused the incursion, and the replacement of any and all interior surfaces which have become moisture laden and cannot be dried in entirety to prevent possible future growth of mold.

- A) **Maintenance of Air Quality Standards:** In the event that the referenced statutory requirements for indoor air quality are not met at any time during the term, the Landlord agrees to undertake corrective action within ten (10) days of notice of deficiency issued by the Tenant. The notice shall contain documentation of the deficiency, including objective analysis of the indoor air quality.
- B) Landlord and Tenant agree to meet as requested by either party and review concerns or complaints regarding indoor air quality issues. In the event of any issue not being resolved to the mutual satisfaction of either party within thirty (30) days of such meeting, an independent qualified and licensed professional shall be retained to prepare an objective analysis of air quality, mechanical systems and operations/maintenance procedures. Should the analysis support the complaint of the Tenant, the cost of the report and corrective actions shall be borne by the Landlord. Should the report fail to support any need for corrective action or be the result of changes in occupancy count or space uses by the Tenant from the time of initial occupancy, the cost of the independent consultant shall be borne by the Tenant.

Landlord Initials: SL
Date: 5/1/17

C) In addition to the provisions of this section, the Landlord hereby agrees to make their best effort to replace any and all malfunctioned HVAC systems or parts the same day that they are notified or observe the damage. In the event that the Landlord is unable to procure and/or install the replacement part, section or unit within said day, the Landlord must notify the Tenant in writing prior to the close of business that day to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected. In this case, the Landlord shall provide temporary air circulation or heat to accommodate the Tenant until the deficiency is remedied.

8.9 Maintenance and Repair of Lighting, Alarm Systems, Exit Signs etc.:

See Exhibit D herein for text replacing Section 8.9

~~Maintenance within the premises shall include the Landlord's timely repair and/or replacement of all lighting fixtures, ballasts, starters, incandescent and fluorescent lamps as may be required. The Landlord shall provide and maintain all emergency lighting systems, fire alarm systems, sprinkler systems, exit signs and fire extinguishers in the Premises and/or located in the building to which the Premises are a part in conformance with requirements set forth by the State of New Hampshire Department of Safety, Fire Marshall's office and/or the requirements of the National Fire Protection Agency (NFPA). Said systems and fire extinguishers shall be tested as required and any deficiencies corrected. A report shall be maintained of all testing and corrections made, with a copy of the report furnished to the Tenant no later than thirty (30) days after each semi-annual update to the report.~~

8.10 Interior finishes and surfaces:

Any and all suspended ceiling tiles and insulation which becomes damp and/or water marked shall be replaced (tiles shall match existing in texture and color) no later than three (3) days from the date the damage or water incursion is reported by the Tenant or observed by the Landlord. The Landlord shall clean and wash all interior washable surfaces and repaint all interior painted surfaces in colors agreeable to the Tenant at least once every five years, except where surfaces are in disrepair in which case it shall be required on a more frequent basis.

8.11 Janitorial Services: Provision of janitorial services to the Premises shall be as described below, and as specified in a schedule of services that shall be attached as "Exhibit B" hereto.

Janitorial Services shall be provided by the Landlord, as defined and specified in the schedule of services attached as Exhibit B hereto.

OR:

Janitorial Services shall be provided by the Tenant, as defined and specified in the schedule of services attached as Exhibit B hereto.

8.12 Failure to Maintain, Tenant's Remedy: If the Landlord fails to maintain the Premises as provided herein, the Tenant shall give the Landlord written notice of such failure. If within ten (10) calendar days after such notice is given to the Landlord no steps to remedy the condition(s) specified have been initiated, the Tenant may, at their option, and in addition to other rights and remedies of Tenant provided hereunder, contract to have such condition(s) repaired, and the Landlord shall be liable for any and all expenses incurred by the Tenant resulting from the Landlord's failure. Tenant shall submit documentation of the expenses incurred to the Landlord, who shall reimburse the Tenant within thirty (30) days of receipt of said documentation of work. If the Landlord fails to reimburse the Tenant within thirty (30) days, the Tenant shall withhold the amount of the expense from the rental payment(s), reimbursing the Landlord only after the cost of any and all repair expenses have been recovered from the Landlord.

Landlord Initials: SL
Date: 5/1/17

9. **Manner of Work, Compliance with Laws and Regulations:** All new construction, renovations and/or alterations to existing buildings, hereinafter known as "work" shall conform to the following:

All work, whether undertaken as the Landlord's or Tenant's responsibility, shall be performed in a good workmanlike manner, and when completed shall be in compliance with all Federal, State, or municipal statute's building codes, rules, guidelines and zoning laws. Any permits required by any ordinance, law, or public regulation, shall be obtained by the party (Tenant or Landlord) responsible for the performance of the construction or alteration. The party responsible shall lawfully post any and all work permits required, and if a "certificate of occupancy" is required shall obtain the "certificate" from the code enforcement authority having jurisdiction prior to Tenant occupancy. No alteration shall weaken or impair the structure of the Premises, or substantially lessen its value. All new construction, alterations, additions or improvements shall be provided in accordance with the Tenant's design intent floor plans, specifications, and schedules; which together shall be called the "Tenant's Design-Build Documents". The Tenant's finalized version of the Design-Build Documents shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document.

9.1 **Barrier-Free Accessibility:** No alteration shall be undertaken which decreases, or has the effect of decreasing, architecturally Barrier-free accessibility or the usability of the building or facility below the standards and codes in force and applicable to the alterations as of the date of the performance. If existing elements, (such as millwork, signage, or ramps), spaces, or common areas are altered, then each such altered element, space, or common area shall be altered in a manner compliant with the Code for Barrier-Free Design (RSA 275 C:14, ABFD 300-303) and with all applicable provisions for the Americans with Disabilities Act Standards for Accessible Design, Section 4.4.4 to 4.1.3 "Minimum Requirements" (for new construction).

9.2 **Work Clean Up:** The Landlord or Tenant, upon the occasion of performing any alteration or repair work, shall in a timely manner clean all affected space and surfaces, removing all dirt, debris, stains, soot or other accumulation caused by such work.

9.3 **State Energy Code:** New construction and/or additions that add 25% or greater to the gross floor area of the existing building to which the Premises are a part and/or that are estimated to exceed one million (\$1,000,000) in construction costs, or renovations that exceed 25% of the existing gross floor area, shall conform to all applicable requirements of the State of New Hampshire Energy Code.

9.4 **Alterations, etc.:** The Tenant may, at its own expense, make any alterations, additions or improvements to the premises; provided that the Tenant obtains prior written permission from the Landlord to perform the work. Such approval shall not be unreasonably withheld.

9.5 **Ownership, Removal of Alterations, Additions or Improvements:** All alterations, additions or improvements which can be removed without causing substantial damage to the Premises, and where paid for by the Tenant, shall be the property of the Tenant at the termination of the Lease. This property may be removed by the Tenant prior to the termination of the lease, or within ten (10) days after the date of termination. With the exception of removal of improvements, alterations or renovations which were provided under the terms of the Agreement herein, the Tenant shall leave the Premises in the same condition as it was received, ordinary wear and tear excluded, in broom clean condition, and shall repair any damages caused by the removal of their property.

10. **New construction, Additions, Renovations or Improvements to the Premises:**

The following provisions shall be applicable to the Agreement herein if new construction, improvements or renovations are provided by the Landlord: The Tenant and Landlord have agreed that prior to Tenant occupancy and the commencement of rental payments the Landlord will complete certain new construction, additions, alterations, or improvements to the Premises, (hereinafter collectively referred to as "Improvements") for the purpose of preparing the same for the Tenant's occupancy. Such improvements shall be provided in conformance with the provisions set forth in Section 9 herein and in conformance with the Tenant's Design-Build specifications and plans which shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document. It shall be the Landlord's responsibility to provide any and all necessary construction drawings and/or specifications, inclusive (if required for conformance with applicable permitting process) of provision of licensed architectural or engineering stamp(s), and abiding by all review and permitting processes required by the local code enforcement official having jurisdiction. In connection with these improvements the Landlord warrants, represents, covenants and agrees as follows:

Landlord Initials: SL
Date: 5/1/17

10.1 **Provision of Work, etc.:** Unless expressly otherwise agreed by both parties, all improvements shall be made at the Landlord's sole expense, with said provision amortized into the Rent set forth herein.

A) In the event Tenant has agreed to the Landlord making certain improvements that are not included within those provided at the sole expense of Landlord or not amortized within the Rent, payment shall either be paid in total after Landlord has successfully completed all agreed improvements, or be paid in accordance with a payment schedule which shall withhold a proportion of the total payment until after Landlord has successfully completed the agreed improvements. Tenant's total additional payment and agreed payment schedule shall be set forth in the Agreement herein as a provision within Exhibit A "Schedule of Payments" herein and be listed as a separate section to the Schedule of Payments.

10.2 **Schedule for Completion:** All improvements shall be completed in accordance with the "Tenant's Design-Build Documents" which shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document, and shall be completed on or before the date set forth in section 3.2 herein for commencement of the "Occupancy Term".

10.3 **Landlord's Delay in Completion; Failure to Complete, Tenant's Options:** If by reason of neglect or willful failure to perform on the part of the Landlord improvements to the Premises are not completed in accordance with the agreement herein, or the Premises are not completed within the agreed time frame, the Tenant may at its' option:

- A) **Termination of Lease:** Terminate the Lease, in which event all obligations of the parties hereunder shall cease; or
- B) **Occupancy of Premises "As is":** Occupy the Premises in its current condition, provided a "certificate of occupancy" has been issued for the Premises by the code enforcement official having jurisdiction, in which event the rent hereunder shall be decreased by the estimated proportionate cost of the scheduled improvements, reflecting the Landlord's failure to complete the improvements. The decreased rent shall remain in effect until such time the landlord completes the scheduled improvements; or
- C) **Completion of Improvements by Tenant:** Complete the improvements at Tenant's own expense, in which case the amount of money expended by the Tenant to complete the improvements shall be offset and withheld against the rent to be paid hereunder; or
- D) **Delay Occupancy:** The date for Tenant occupancy and commencement of rental payments set forth in Section 3.2 herein, shall at the Tenant's option, be postponed until possession of the Premises is given. In such instance the "Schedule of Payments" set forth in Exhibit A herein shall be amended to reflect the delayed inception date of the Tenant's rental and occupancy, with the date for termination also revised to expire the same number or years and/or months thereafter as originally set forth in the Agreement herein. Commencement of the amended Agreement shall be subject to the provisions of paragraph 3.5 herein.

11. **Quiet Enjoyment:** Landlord covenants and agrees the Tenant's quiet and peaceful enjoyment of the Premises shall not be disturbed or interfered with by the Landlord, or any person claiming by, through or under the Landlord. Routine maintenance or inspection of the Premises shall be scheduled with Tenant at least one week in advance, to occur during a mutually agreeable time frame, and to be negotiated in good faith by both parties. Notwithstanding the provisions of this section, the Tenant agrees and covenants that in the event of an emergency requiring the Landlord to gain immediate access to the Premises, access shall not be denied.

12. **Signs:** Tenant shall have the right to erect a sign or signs on the Premises identifying the Tenant, obtaining the consent of the Landlord prior to the installation of the signs; such consent shall not be unreasonably denied. All signs that have been provided by the Tenant shall be removed by them, at their own expense, at the end of the Term or any extension thereof. All damage due to such removal shall be repaired by the Tenant if such repair is requested by the Landlord.

Landlord Initials: SL
Date: 5/1/17

13. **Inspection:** Three (3) months prior to the expiration of the Term, the Landlord or Landlord's agents may enter the Premises during all reasonable working hours for the purpose of inspecting the same, or making repairs, or for showing the Premises to persons interested in renting it, providing that such entrance is scheduled at least 24 hours notice in advance with the Tenant. Six (6) months prior to the expiration of the term, the Landlord may affix to any suitable part of the Premises, or of the property to which the Premises are a part, a notice or sign for the purpose of letting or selling the Premises.

14. **Assignment and Sublease:** This lease shall not be assigned by the Landlord or Tenant without the prior written consent to the other, nor shall the Tenant sublet the Premises or any portion thereof without Landlord's written consent, such consent is not to be unreasonably withheld or denied. Notwithstanding the foregoing, the Tenant may sublet the Premises or any portion thereof to a government agency under the auspices of the Tenant without Landlord's prior consent.

15. **Insurance:**

See EXHIBIT D herein for text replacing Section 15

~~During the Term and any extension thereof, the Landlord shall at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance with respect to the Premises and the property of which the Premises are a part: comprehensive general liability insurance against all claims of bodily injury, death or property damage occurring on, (or claimed to have occurred on) in or about the Premises. Such insurance is to provide minimum insured coverage conforming to: General Liability coverage of not less than one million (\$1,000,000) per occurrence and not less than three million (\$3,000,000) general aggregate; with coverage of Excess/Umbrella Liability of not less than one million (\$1,000,000). The policies described herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance and issued by insurers licensed in the State of New Hampshire. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Tenant no less than ten (10) days prior written notice of cancellation or modification of the policy. The Landlord shall deposit with the Tenant certificates of insurance for all insurance required under this Agreement, (or for any Extension or Amendment thereof) which shall be attached and are incorporated herein by reference. During the Term of the Agreement the Landlord shall furnish the Tenant with certificate(s) of renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the policies.~~

15.1 **Workers Compensation Insurance:** To the extent the Landlord is subject to the requirements of NH RSA chapter 281-A, Landlord shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers' Compensation in connection with activities which the person proposes to undertake pursuant to this Agreement. The Landlord shall furnish the Tenant proof of Workers' Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The Tenant shall not be responsible for payment of any Workers' Compensation premiums or for any other claim or benefit for the Landlord, or any subcontractor of the Landlord, which might arise under applicable State of New Hampshire Workers' Compensation laws in connection with the performance of the Services under this Agreement.

16. **Indemnification:** Landlord will save Tenant harmless and will defend and indemnify Tenant from and against any losses suffered by the Tenant, and from and against any and all claims, liabilities or penalties asserted by, or on behalf of, any person, firm, corporation, or public authority:

16.1 **Acts or Omissions of Landlord:** On account of, or based upon, any injury to a person or loss or damage to property, sustained or occurring, or which is claimed to have been sustained or to have occurred on or about the Premises, on account of or based upon the act, omission, fault, negligence or misconduct of the Landlord, its agents, servants, contractors, or employees.

16.2 **Landlord's Failure to Perform Obligations:** On account of or resulting from, the failure of the Landlord to perform and discharge any of its covenants and obligations under this Lease and, in respect to the foregoing from and against all costs, expenses (including reasonable attorney's fees) and liabilities incurred in, or in connection with, any such claim, or any action or proceeding brought thereon; and in the case of any action or proceeding being brought against the Tenant by reason of any such claim, the Landlord, upon notice from Tenant shall at Landlord's expense resist or defend such action or proceeding.

Landlord Initials: SL
Date: 5/1/17

16.3. Tenant's Acts or Omissions Excepted: Notwithstanding the foregoing, nothing contained in this section shall be construed to require the Landlord to indemnify the Tenant for any loss or damage resulting from the acts or omissions of the Tenant's servants or employees. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State.

17. Fire, Damage and Eminent Domain: The Tenant and Landlord agree that in the event of fire or other damage to the Premises, the party first discovering the damage shall give immediate notice to the other party. Should all or a portion of the Premises, or the property to which they are a part, be substantially damaged by fire or other peril, or be taken by eminent domain, the Landlord or the Tenant may elect to terminate this Lease. When such fire, damage or taking renders the Premises substantially unsuitable for their intended use, a just and proportionate abatement of the rent shall be made as of the date of such fire, damage, or taking, remaining in effect until such time as the Tenant's occupancy and use has been restored in entirety.

17.1 Landlord's Repair: In the event of damage to the Premises that can be repaired within ninety (90) days:

- A) No later than five (5) days after the date of damage to the Premises, the Landlord shall provide the Tenant with written notice of their intention to repair the Premises and restore its previous condition; and,
- B) The Landlord shall thereupon expeditiously, at their sole expense and in good and workmanlike manner, undertake and complete such repairs that are necessary to restore the Premises to its previous condition.
- C) The Landlord may provide alternate temporary space for the Tenant until such time that the Premises are restored to a condition that is substantially suitable for the Tenant's intended use. Alternate temporary space is subject to the acceptance of the Tenant. Should said temporary space provide less square footage and/or limited services for the Tenant's use, a proportionate abatement of the rent shall be made.

17.2 Tenant's Remedies: In the event the Premises cannot be repaired within ninety (90) days of said fire or other cause of damage, or the Tenant is unwilling or unable to wait for completion of said repair, the Tenant may, at its sole discretion, terminate the agreement herein effective as of the date of such fire or damage, without liability to the Landlord and without further obligation to make rental payments.

17.3 Landlord's Right To Damages: The Landlord reserves, and the Tenant grants to the Landlord, all rights which the Landlord may have for damages or injury to the Premises, or for any taking by eminent domain, except for damage to the Tenant's fixtures, property, or equipment, or any award for the Tenant's moving expenses.

18. Event of Default; Termination by the Landlord and the Tenant:

18.1 Event of Default; Landlord's Termination: In the event that:

- A) **Tenant's Failure to Pay Rent:** The Tenant shall default in the payment of any installment of the rent, or any other sum herein specified, and such default shall continue for thirty (30) days after written notice thereof; or
- B) **Tenant's Breach of Covenants, etc.:** The Tenant shall default in the observation of or performance of, any other of the Tenant's covenants, agreements, or obligations hereunder and such default is not corrected within thirty (30) days of written notice by the Landlord to the Tenant specifying such default and requiring it to be remedied then: The Landlord may serve ten (10) days written notice of cancellation of this Lease upon the Tenant, and upon the expiration of such ten days, this Lease and the Term hereunder shall terminate. Upon such termination the Landlord may immediately or any time thereafter, without demand or notice, enter into or upon the Premises (or any part thereon) and repossess the same.

18.2 Landlord's Default; Tenant's Remedies: In the event that the Landlord defaults in the observance of any of the Landlord's covenants, agreements and obligations hereunder, and such default shall materially impair the habitability and use of the Premises by the Tenant, and is not corrected within thirty (30) days of written notice by the Tenant to the Landlord specifying such default and requiring it to be remedied, then the Tenant at its option, may withhold a proportionate amount of the rent until such default is cured, or it may serve a written five (5) day notice of cancellation of this Lease upon the Landlord, and upon the expiration of such a five day period the Lease shall terminate. If any such default of the Landlord does not materially impair the habitability and use of the Premises by the Tenant, the Landlord shall cure such default within thirty (30) days of written notice or within a reasonable alternative amount of time agreed upon in writing by Tenant, failing which, Tenant may terminate this Lease upon ten (10) days written notice to Landlord.

Landlord Initials: SL
Date: 5/1/17

18.3 Rights Hereunder: The rights granted under this Section are in addition to, and not in substitution for, any rights or remedies granted herein to the parties, or any rights or remedies at law, or in equity.

19. Surrender of the Premises: In the event that the Term, or any extension thereof, shall have expired or terminated, the Tenant shall peacefully quit and deliver up the Premises to the Landlord in as good order and condition, reasonable wear, tear, and obsolescence and unavoidable casualties excepted, as they are in at the beginning of the term of this lease, and shall surrender all improvements, alterations, or additions made by the Tenant which cannot be removed without causing damage to the Premises. The Tenant shall remove all of its' personal property surrendering the Premises to the Landlord in broom clean condition.

20. Hazardous Substances:

20.1 Disclosure: The Landlord warrants that to their knowledge and belief, the Premises are free of present or potential contamination which may impact the health or safety of the occupants; examples include but are not limited to: hazardous substances such as asbestos, lead and/or mold.

20.2 Maintenance/Activity Compliance: In the event hazardous materials are present, the Landlord further warrants that all custodial, maintenance or other activities on the Premises will be conducted in compliance with applicable statutes, regulations and/or accepted protocols regarding the handling of said materials.

20.3 Action to Remove/Remediate: The Landlord shall promptly take all actions that may be necessary to assess, remove, and/or remediate Hazardous Substances that are on, or in the Premises or the building to which the Premises is a part. Said action shall be to the full extent required by laws, rules, accepted industry standard protocols and/or other restrictions or requirements of governmental authorities relating to the environment, indoor air quality, or any Hazardous Substance. Notwithstanding the foregoing, the provisions of 20.5 herein regarding Asbestos shall prevail.

20.4 Non-Permitted Use, Generation, Storage or Disposal: The Tenant shall not cause or permit Hazardous Substances to be used, generated, stored or disposed of in the Premises or the building to which it is a part. The Tenant may, however, use minimal quantities of cleaning fluid and office or household supplies that may constitute Hazardous Substances, but that are customarily present in and about premises used for the Permitted Use.

20.5 Asbestos:

A) No later than thirty (30) days after the inception of the term herein, the Landlord shall provide the Tenant with the results of an asbestos inspection survey of the Premises and any common areas of the building which may affect the Tenant occupants or its clients. The inspection shall identify all accessible asbestos in these areas of the building and shall be performed by a person certified in accordance with State law and satisfactory to the Tenant. The results of the inspection shall be made a part of the Agreement herein.

B) In the event that asbestos containing material are identified which are in the status of "significantly damaged" or "damaged" (as described in "40 CFR 763") these materials shall be abated in a manner satisfactory to the Tenant, including provision of acceptable air monitoring using Phase Contrast Microscopy.

C) In the event that asbestos containing materials are identified, but which are not damaged, the Landlord shall install an operations and maintenance program satisfactory to the Tenant which is designed to periodically re-inspect asbestos containing materials and to take corrective action as specified in 20.5 (b) above when appropriate. Results of such re-inspections and all air quality monitoring shall be provided to the Tenant within 14 (fourteen) days of completion.

20.6 Material Safety Data Sheets (MSDS)

A) The Landlord shall submit MSDS for any and all materials, including cleaning products, introduced to the Premises to the Tenant prior to use. This will enable the Tenant to review submittals for possible adverse health risks associated with the products.

B) At time of occupancy by the Tenant, the Landlord shall provide the Tenant with MSDS for all products incorporated into the Work. This submittal shall be provided in duplicate form presented in three ring binders, categorized in Construction Standards Institute (CSI) format.

Landlord Initials: SL
Date: 5/1/17

21. **Broker's Fees and Indemnification:** The Landlord agrees and warrants that the Tenant owes no commissions, fees or claims with any broker or finder with respect to the leasing of the Premises. All claims, fees or commissions with any broker or finder are the exclusive responsibility of the Landlord, who hereby agrees to exonerate and indemnify the Tenant against any such claims.

22. **Notice:** Any notice sent by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by registered or certified mail, postage prepaid, in a United States Post Office, addressed to the parties at the addresses provided in Section 1 herein.

23. **Required Property Management and Contact Persons:** During the Term both parties shall be responsible for issuing written notification to the other if their contact person(s) changes, providing updated contact information at the time of said notice.

23.1 **Property Management:** Notwithstanding the provisions of Section "22 Notice", the Landlord shall employ and/or identify a full time property manager or management team for the Premises who shall be responsible for addressing maintenance and security concerns for the Premises and issuing all reports, testing results and general maintenance correspondence due and required during the Term. The Landlord shall provide the Tenant with the information listed below for the designated management contact person for use during regular business hours and for 24-hour emergency response use.

LANDLORD'S PROPERTY MANAGEMENT CONTACT:

Name: Nancy Lavoie

Title: Contracts Coordinator

Address: 354 Merrimack Street, Bldg. 1, 3rd Floor, Lawrence MA 01843 Phone: (978) 681-7777

Email Address: nlavoie@lupolicompanies.net

23.2 **Tenant's Contact Person:** Notwithstanding the provisions of Section "22 Notice", the Tenant shall employ and/or identify a designated contact person who shall be responsible for conveying all facility concerns regarding the Premises and/or receiving all maintenance reports, testing results and general correspondence during the term. The Tenant shall provide the Landlord with the information listed below for the designated contact person.

TENANT'S CONTACT PERSON:

Name: Tammy Nelson

Title: Program Specialist

Address: 25 Capitol Street, Room 115, Concord, NH 03301 Phone: (603) 271-7977

Email Address: tammy.nelson@nh.gov

24. **Landlord's Relation to the State of New Hampshire:** In the performance of this Agreement the Landlord is in all respects an independent contractor, and is neither an agent nor an employee of the State of New Hampshire (the "State"). Neither the Landlord nor any of its officers, employees, agents or members shall have authority to bind the State or receive any benefits, workers' compensation or other emoluments provided by the State to its employees.

25. **Compliance by Landlord with Laws and Regulations/Equal Employment Opportunity:**

25.1 **Compliance with Laws, etc:** In connection with the performance of the Services set forth herein, the Landlord shall comply with all statutes, laws, regulations and orders of federal, state, county or municipal authorities which impose any obligations or duty upon the Landlord, including, but not limited to, civil rights and equal opportunity laws. In addition, the Landlord shall comply with all applicable copyright laws.

A) The Tenant reserves the right to offset from any amounts otherwise payable to the Landlord under this Agreement those liquidated amounts required or permitted by N.H. RSA 80:7 through RSA 80:7-c or any other provision of law.

25.2 **Discrimination:** During the term of this Agreement, the Landlord shall not discriminate against employees or applicants for employment because of race, color, religion, creed, age, sex, handicap, sexual orientation, or national origin and will take affirmative action to prevent such discrimination.

25.3 **Funding Source:** If this Agreement is funded in any part by monies of the United States, the Landlord shall comply with all the provisions of Executive Order No. 11246 ("Equal Employment Opportunity"), as supplemented by the regulation of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulations and guidelines of the State of New Hampshire or the United States issued to implement these regulations. The Landlord further agrees to permit the State or United States access to any of the Landlord's

Landlord Initials: SL
Date: 5/1/17

books, records and accounts for the purpose of ascertaining compliance with all rules, regulations and orders, and the covenants, terms and conditions of this Agreement.

26. Personnel:

The Landlord shall at its' own expense provide all personnel necessary to perform any and/or all services which they have agreed to provide. The Landlord warrants that all personnel engaged in the services shall be qualified to perform the services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.

27. Bankruptcy and Insolvency: If the Landlord's leasehold estate shall be taken in execution, or by other process of law, or if any receiver or trustee shall be appointed for the business and property of the Landlord, and if such execution or other process, receivership or trusteeship shall not be discharged or ordered removed within sixty (60) days after the Landlord shall receive actual notice thereof, or if Landlord shall be adjudicated a bankrupt, or if Landlord shall make a general assignment of its leasehold estate for the benefit of creditors, then in any such event, the Tenant may terminate this lease by giving written notice thereof to the Landlord.

28. Miscellaneous:

28.1 Extent of Instrument, Choice of Laws, Amendment, etc.: This Lease, which may be executed in a number of counterparts, each of which shall have been deemed an original but which shall constitute one and the same instrument, is to be construed according to the laws of the State of New Hampshire. It is to take effect as a sealed instrument, is binding upon, inures to the benefit of, and shall be enforceable by the parties hereto, and to their respective successors and assignees, and may be canceled, modified, or amended only by a written instrument executed and approved by the Landlord and the Tenant.

28.2 No Waiver or Breach: No assent by either party, whether express or implied, to a breach of covenant, condition or obligation by the other party, shall act as a waiver of a right for action for damages as a result of such breach, nor shall it be construed as a waiver of any subsequent breach of the covenant, condition, or obligation.

28.3 Unenforceable Terms: If any terms of this Lease, or any application thereof, shall be invalid or unenforceable, the remainder of this Lease and any application of such terms shall not be affected thereby.

28.4 Meaning of "Landlord" and "Tenant": Where the context so allows, the meaning of the term "Landlord" shall include the employees, agents, contractors, servants, and licensees of the Landlord, and the term "Tenant" shall include the employees, agents, contractors, servants, and licensees of the Tenant.

28.5 Headings: The headings of this Lease are for purposes of reference only, and shall not limit or define the meaning hereof.

28.6 Entire Agreement: This Lease embodies the entire agreement and understanding between the parties hereto, and supersedes all prior agreements and understandings relating to the subject matter hereof.

28.7 No Waiver of Sovereign Immunity: No provision of this Lease is intended to be, nor shall it be, interpreted by either party to be a waiver of sovereign immunity.

28.8 Third Parties: The parties hereto do not intend to benefit any third parties, and this agreement shall not be construed to confer any such benefit.

28.9 Special Provisions: The parties' agreement (if any) concerning modifications to the foregoing standard provisions of this lease and/or additional provisions are set forth in Exhibit D attached and incorporated herein by reference.

28.10 Incompatible Use: The Landlord will not rent, lease or otherwise furnish or permit the use of space in this building or adjacent buildings, or on land owned by or within the control of the Landlord, to any enterprise or activity whereby the efficient daily operation of the Tenant would be substantively adversely affected by the subsequent increase in noise, odors, or any other objectionable condition or activity.

Landlord Initials: SC
Date: 5/1/17

IN WITNESS WHEREOF; the parties hereto have set their hands as of the day and year first written above.

TENANT: The State of New Hampshire, acting through its Department of Administrative Services

Joseph Bouchard Assistant Commissioner

Authorized by: (full name and title): ~~Vicki V. Quirani, Commissioner~~ Joseph Bouchard, Assistant Commissioner

LANDLORD: (full name of corporation, LLC or individual) Sal's Kitchen Realty, LLC

Authorized by: (full name and title) MANAGER:

Print: Salvatore N. Lupoli, Manager
Name & Title

Signature
Salvatore N. Lupoli

NOTARY STATEMENT: As Notary Public and/or Justice of the Peace, REGISTERED IN THE STATE

OF: MASSACHUSETTS COUNTY OF: ESSEX

UPON THIS DATE (insert full date) MAY 1, 2017, appeared before

me (print full name of notary) GERRY-LYNN DARCY the undersigned officer personally

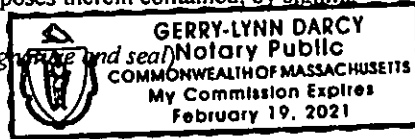
appeared (insert Landlord's signature) [Signature]

who acknowledged him/herself to be (print officer's title, and the name of the corporation) MANAGER

SAL'S KITCHEN REALTY, LLC and that as such

Officer, they are authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing him/herself in the name of the corporation.

In witness whereof I hereunto set my hand and official seal. (provide notary signature and seal)



APPROVALS:

Recommendation(s) regarding the approval of the Agreement herein issued by the "Architectural Barrier-Free Design Committee" of the "Governors' Commission on Disability" have been set forth in a "Letter of Recommendation" which has been attached hereto and made part of the Agreement herein by reference.

Approved by the Department of Justice as to form, substance and execution:

Approval date: 5/11/17

Approving Attorney: [Signature] John J. Costello Atty. Gen.

Approved by the Governor and Executive Council:

Approval date: JUN 07 2017

Signature of the Deputy Secretary of State: [Signature]

Landlord Initials: SL
Date: 5/1/17

The following Exhibits shall be included as part of this lease:

**EXHIBIT A
SCHEDULE OF PAYMENTS**

Part I: *Rental Schedule: Insert or attach hereto a schedule documenting all rental payments due during the initial Term and during any extensions to the Term. Specify the annual rent due per year, the resulting approximate cost per square foot, monthly rental payments due, and the total rental cost of the Term. Define and provide methodology for any variable escalation (such as Consumer Price Index escalation) clauses which may be applied towards the annual rent, setting forth the agreed maximum cost per annum and term. ||*

RENTAL SCHEDULE

The Premises are comprised of approximately 5,700 square feet of space as set forth in Section 2 herein. This space is comprised of both courtroom and general office space. The rent due for the Premises during the two-year term shall be as follows:

Year	Lease Dates	Approximate Square Foot Cost (5,700 sq. ft.)	Total Monthly Rent	Total Annual Rent*	Annual Increase
1	7/1/17 - 6/30/18	\$14.48	\$6,876	\$82,512	1%
2	7/1/18 - 6/30/19	\$14.62	\$6,945	\$83,340	1%
Total for Two-Year Term				\$165,852	

*Annual rent has been rounded to the nearest whole number divisible and payable by twelve equal monthly payments.

Part II: *Additional Costs: Disclose and specify any additional Tenant costs or payments which are not part of the "rent" set forth in "Part I" above but due and payable under the terms of the Agreement herein. Disclosure to include the dates or time frames such payments are due, and if applicable a "schedule of payments" for any installments to be paid towards the total additional payment. ||*

There are no additional costs.

Landlord Initials: SL
Date: 5/1/17

EXHIBIT B

JANITORIAL SERVICES: *specify which party shall be responsible for provision of janitorial services to the Premises (and/or portions of the Premises) during the Term. Specify what those services shall include, and how often they shall be provided. Provide any additional information required for clarification of duties and scheduling.*

1. The Tenant shall assume responsibility for and pay for all janitorial services to the Premises. The scope of services to be provided by the Tenant include, but are not limited to, the following:
 - Daily vacuuming of the floors
 - Daily damp mop cleaning of the resilient flooring in the restrooms
 - Daily cleaning of all fixtures and surfaces within the restrooms
 - Consistent provision of all supplies within the restrooms, such as toilet paper and paper towels
 - Daily disposal of all office rubbish from wastebaskets and containers within the Premises

Landlord Initials: SL
Date: 5/1/17

EXHIBIT C

Provisions for Architecturally Barrier – Free Accessibility, "Clean Air" compliance, Improvements, Recycling, and Energy Conservation follow:

Part I Architecturally Barrier-Free access to the Premises conforming with all applicable codes and regulations which are in effect as of the date of inception of the Term shall be provided unless otherwise agreed by the parties hereto and agreed by the "Architectural Barrier-Free Design Committee". If Barrier-Free access is deficient it shall be provided after the inception of the Term herein by making certain renovations and/or alterations to the Premises which shall include all recommendations set forth by the State of New Hampshire's "Architectural Barrier-Free Design Committee" (AB Committee) in their "Letter of Recommendation" which has been attached hereto and made part of the Agreement herein by reference. *Specify in text and/or illustrate the manner in which all renovations recommended by the AB Committee will be provided at the Premises. Define which party, the Landlord or Tenant, shall be responsible for providing and funding said renovations and the time frame allowed for completion.*

There are no outstanding conditions.

Part II Air Testing Requirements – No later than thirty (30) days after the commencement of the Term herein the air quality of the Premises shall be tested in accordance with the requirements of the Agreement herein.

1. Definitions:

- a) "Initial lease" means the lease of space within a building, executed on behalf of a state agency when no prior lease for the rental of that particular space by the agency exists.
- b) "Office space" means an area within a building occupied for 4 or more hours each workday by one or more state employees whose primary functions include supervision, administration, clerical support, retail sales, or instruction. "Office space" does not include laboratories, vehicle repair facilities, machine shops, or medical treatment areas, and does not include any other areas where the department determines that the air quality contaminants created by the activity in the area are appropriately regulated by other state or federal authorities.
- c) "Owner or operator" means the builder, seller, lessor, donor, or the donor's executor of a building, or portion of a building, which is leased, rented, sold or bequeathed to, or which will be or has been built for, the state for use as office space.
- d) "Previously certified space" means an office space that was demonstrated to have passed the air quality tests subsequently described in this section when it was leased by the state for the first time.
- e) "Renewal lease" means the agency's previous lease has expired and a new lease agreement for the same space has been agreed upon.
- f) "Short-term lease" means a lease for any building area less than or equal to one year in duration.
- g) "Small space" means any leased building area whose total net usable square footage is equal to or less than 1,000 square feet.

2. The Tenant shall demonstrate compliance with the following clean air industry standards if the space is:

- a) A space not previously occupied by the State requiring complete testing as specified; or
- b) A previously certified space subject to a renewal lease requiring modified testing; or
- c) A small space or area within a building whose total net usable square footage is equal to or less than 1,000 square feet, occupied for less than four (4) hours each workday by one or more state employees, shall be exempt from clean air testing standards.

3. Required tests and indoor air standards:

- a) Sampling and Analysis – General:
 - i. Samples shall be collected by or under the direction of a certified industrial hygienist or an individual who is accredited by the American Board of Industrial Hygiene.

Landlord Initials: SL
Date: 5/1/17

- ii. Samples to be tested for asbestos and formaldehyde shall be analyzed by laboratories accredited by the American Industrial Hygiene Association.
- b) Ventilation:
 - i. **Standard:** The ventilation requirement shall be a minimum of 20 cubic feet per minute (cfm) of fresh air per person occupying the space.
- c) Noise Testing:
 - i. All state tenant noise sources turned off; such as printers and copiers; and
 - ii. Air handling systems in operation.
 - iii. **Standard:** Noise levels shall not exceed:

Frequency (Hz)	Noise Level (dBA)
63	67
125	60
250	54
500	49
1000	46
2000	44
4000	43
8000	42

- d) Radon Testing:
 - i. **Standard:** The maximum allowable concentration of radon shall be 4.0 picocuries of radon per liter of air.
 - ii. Radon testing shall be done on the lowest level that will be occupied as office space.
 - iii. If a passive radon monitoring device is used, duplicate samples shall be collected for every 2,000 square feet of office space.
 - iv. Radon testing devices shall be approved by the National Radon Safety Board (NRSB) or the national Environmental Health Association (NEHA) and analyzed by a laboratory accredited by the NRSB or certified by the NEHA.
 - v. Radon shall be measured in accordance with the NRSB or NEHA radon measurement protocol.
- e) Formaldehyde Testing:
 - i. **Standard:** The maximum allowable concentration of formaldehyde shall be 0.1 parts of formaldehyde per million parts of air.
- f) Asbestos Testing:
 - i. **Standard:** The maximum allowable concentration of asbestos shall be 0.1 fibers per cubic centimeter of air as determined by phase contrast optical microscopy, performed as described in "Asbestos and Other Fibers by PCM: Method 7400, Issue2" NIOSH Manual of Analytical Methods (NMAM) Fourth Edition, 8/15/94.
 - ii. Office space that will be subject to a renewal lease shall be retested for asbestos except when the Tenant can document that either:
 - The building or space has been previously certified as asbestos-free by the building contractor; or
 - The building or space has been inspected by an accredited asbestos inspector and determined to be asbestos-free.
- g) Carbon Dioxide Testing:
 - i. **Standard:** The maximum allowable concentration of carbon dioxide shall be:
 - 800 parts of carbon dioxide per million parts of air in unoccupied office spaces; or
 - 1,000 parts of carbon dioxide per million parts of air in occupied office spaces.
- h) Carbon Monoxide Testing:
 - i. **Standard:** The maximum allowable concentration of carbon monoxide shall be 5 parts of carbon monoxide per million parts of air.

Landlord Initials: SL
 Date: 5/1/17

Carbon monoxide testing shall be conducted with the heating, ventilating, and air conditioning system on.

4. Modified tests and indoor air standards:
 - a) A previously certified space shall demonstrate compliance with clean air standards for 3f Asbestos, 3g Carbon Dioxide, and 3h Carbon Monoxide testing only.
5. Certification of Clean Air Standards
 - a) The Tenant shall certify the quality of the indoor air present in a building, or portion(s) of a building to be used as office space.
 - b) Certification by the Tenant shall be deemed complete upon written receipt by the department of one of the following two statements:
 - i. "I hereby affirm that sampling and analyses conducted were performed in accordance with the best professional practice and that all tests were within normal limits"; or
 - ii. "I hereby affirm that sampling and analysis conducted were performed in accordance with best professional practice and that all tests were not within normal limits."
 - c) The Tenant shall attach a copy of all test results as described above to the written statement completed in 5.b. above.
6. Waiver Procedure:
 - a) The Tenant has the option to request a waiver by providing an explanation of why they can't meet the air testing standards as described in Part II, 3 above.
 - b) The State of New Hampshire reserves the right to grant/not grant an exemption.

Specify which party – the Landlord or the Tenant- shall schedule and pay for the required testing. In the event of testing results demonstrating the Premises do not conform with all or part of the above mentioned requirements, specify which party will be responsible for providing and paying for the alterations and repairs necessary to remedy the non-conformity, the time frame to be allowed for providing remedy, and which party shall bear the cost of re-testing and repair required. | |

The Tenant shall request waiver from Clean Air testing requirements from the State of New Hampshire Governor and Executive Council coterminous with submission for approval of the agreement herein. Application for this waiver is based upon the following statutory provision:

- NHRSA 10-B:4 Exceptions. II. The governor and council, upon recommendation by the director of plant and property management or other state agency authorized to build, acquire, or lease office space, may suspend the enforcement of all or part of this chapter or any rule adopted under it upon finding that an emergency or hardship exists which makes compliance with the provisions of this chapter unreasonable.

The lack of a central HVAC system in the Premises, which is assumed in the protocol of said air test, makes testing for compliance unreasonable. There are no known air quality concerns within the Premises, therefore suspension and waiver of enforcement of NHRSA 10-B is therefore requested from Governor and Executive Council.

Part III Improvements, Renovations or New Construction ("work"): In the event that the Agreement herein includes provisions for such "work" to be provided, the Tenant's finalized version of Design-Build floor plans, specifications and any supplemental defining documents depicting all "work" shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document. The Tenant and the Landlord shall both retain copies of these documents. Tenant shall provide complete copies to the State of New Hampshire, Department of Administrative Services, Bureau of Planning and Management. | |

N/A

Landlord Initials: SL
Date: 5/1/17

Part IV

Recycling: *The manner in which recycling at the Premises will be implemented and sustained is either documented below or as specified in the attachment hereto titled "Recycling" which shall be made part of the Agreement by reference.*

The Tenant shall recycle waste products for which markets are available in the secure zone of the courthouse. The following products are included: mixed paper, including boxboard, corrugated cardboard, shredded paper and containers (plastic, tin, cans, bottles and glass).

Part V

Energy Conservation: *The extent to which a landlord can share information on the facility's energy consumption shall be documented below. When possible, the landlord shall share information such as energy audit results, energy scores, and monthly energy invoices.*

N/A

Landlord Initials: SL
Date: 5/1/17

EXHIBIT D
SPECIAL PROVISIONS

The parties' agreements concerning modifications or additions to the foregoing standard provisions of this lease shall be as set forth below or attached hereto and incorporated by reference:

1. Amend Section 6, as follows:

Utilities. The Tenant shall be responsible for the direct payment of all utilities, to include electricity, heat and telecommunications services.

2. Amend Section 9.5, by including the following:

Ownership, Removal of Alterations, Additions or Improvements. Upon termination of the lease, the Tenant agrees to remove interior alterations, additions or improvements as specified below:

- a. Leave existing (4) restrooms as is.
- b. Remove kitchenette from staff area and cap all fixtures.
- c. Gut all interior partitions except restrooms, vestibule, vault and JSO conference room, leave exterior walls as is.
- d. Leave existing ductwork as is.
- e. Construct demising wall as referenced in existing floor plan. Wall to be double 2' x 4' partition with 5/8" fire code drywall on both sides of wall to roof deck.
"Fire Stopped," insulation to be used.
- f. Install suspended ceiling with 2' x 4' grid and "drop-in" fluorescent fixtures (use existing).
- g. Re-install carpet throughout with Philadelphia Brand, Governors Choice.
- h. Patch and paint all "demoed" areas to match existing.
- i. All exterior windows and doors to remain.
- j. Remove all interior and exterior signage.
- k. Leave existing security systems and all emergency exit signage and EBU's.
- l. The existing (2) electrical meters and existing (2) gas meters for a total of four (4) meters shall remain as is. The Tenant has no obligation or relocate or to remove.

3. Delete Section 15, Insurance, and replace with the following:

During the Term and any extension thereof, the Landlord shall at its sole expense obtain and maintain in force and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance with respect to the Premises and the property of which the Premises are a part: comprehensive general liability insurance against all claims of bodily injury, death or property damage occurring on (or claimed to have occurred on), in or about the Premises. Such insurance is to provide minimum insured coverage confirming to: General Liability coverage of not less than one million (\$1,000,000) per occurrence and not less than two million (\$2,000,000) general aggregate; with coverage of Excess/Umbrella Liability of not less than one million (\$1,000,000). The policies described herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the New Hampshire Insurance Department and issued by insurers licensed in the State of New Hampshire. Each certificate of insurance shall contain a clause requiring the insurer to endeavor to provide the Tenant no less than ten (10) days prior written notice of cancellation or modification of the policy. The Landlord shall deposit with the Tenant certificates of insurance for all insurance required under this Agreement, or for any Extension or Amendment thereof, which shall be attached and are incorporated herein by reference. During the Term of the Agreement, the Landlord shall furnish the Tenant with certificate(s) of renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the policies.

4. There are no other special provisions for this agreement.

Landlord Initials: SL
Date: 5/1/17

TITLE I

THE STATE AND ITS GOVERNMENT

CHAPTER 10-B

CLEAN INDOOR AIR IN STATE BUILDINGS

Section 10-B:4

10-B:4 Exceptions. –

- I. This chapter shall not apply to the university system of New Hampshire.
- II. The governor and council, upon recommendation by the administrator of the division of plant and property in the department of administrative services or other state agency authorized to build, acquire, or lease office space, may suspend the enforcement of all or part of this chapter or any rule adopted under it upon finding that an emergency or hardship exists which makes compliance with the provisions of this chapter unreasonable.

Source. 1988, 68:1. 1995, 218:4, eff. Jan. 1, 1996. 2014, 327:47, eff. Aug. 2, 2014.

Landlord Initials: SC
Date: 5/1/17



**New Hampshire
Governor's Commission on Disability**



"Removing Barriers to Equality"

Christopher T. Sununu, Governor
Paul Van Blarigan, Chair
Charles J. Saia, Executive Director

To: Bureau of Courts, Department of Administrative Services

Date: Tuesday, April 18, 2017

**Re: LETTER OF OPINION
Pursuant to the New Hampshire Code of Administrative Rules, ADM 610.16 (e) (3)**

Location: Milford District Court, 180 Elm Street, Unit A, Milford NH 03055

Term: 2 Years, July 1, 2017 through June 30, 2019

Lessee: Department of Administrative Services, Bureau of Court Facilities, 25 Capitol Street, Concord NH 03301

Lessor: Sal's Kitchen Realty, LLC, 354 Merrimack Street, Lawrence MA 01843

In accordance with the New Hampshire Code of Administrative Rules, codified in Adm. 610.16 (e) (3), the Governor's Commission on Disability's (GCD) Architectural Barrier Free-Design Committee (ABFDC) has opined that the location referenced above and referred to herein, meets or will meet barrier free requirements, subject to the conditions listed below. The subject lease was reviewed during the ABFDC's April 18, 2017 meeting.

This Letter of Opinion, pursuant to ADM 610.16 (e) (3); The Administrative Rules of the Department of Administrative Services; is issued with the following conditions referenced in EXHIBIT A, and is subject to the limitations stated herein.

Upon completion, all renovations specified in the Lease agreement any supportive Design-Build Specifications and drawings or sketches; including but not limited to EXHIBIT B, and parking schematics; demonstrated at the ABFDC meeting on April 18, 2017, must comply with the provisions set forth in this letter and with the applicable New Hampshire Code for Barrier-Free Design. Although no comment or opinion is expressed regarding the New Hampshire State Building Code and the New Hampshire State Fire Code, and/or any other code; it is highly recommended, when applicable, relevant documentation be submitted to the local or State authority having jurisdiction, for any necessary approvals.

The Governor's Commission on Disability and/or the Architectural Barrier Free Design Committee cannot survey all state leased properties for compliance with the New Hampshire Code for Barrier Free Design or for compliance with the conditions stated in this Letter of Opinion. However, as a safeguard for the State of New Hampshire, for the citizens of New Hampshire, and to ensure access for persons with disabilities; random surveys may be performed on an as needed basis for compliance regarding accessibility.

A representative for the Lessee or a designee of the Lessee must provide to the Governor's Commission on Disability proof of completion via photographs, invoices, or as outlined above, or as outlined in the exhibits, for the items listed therein, and shall certify to the Governor's Commission on Disability that the conditions outlined herein and as set forth in the Lease Agreement and related attachments have been satisfied. Should the Lessee not comply with the provisions of the Code for Barrier Free Design or the accessibility standards, or default on the completion of conditions; the Lessee, will rectify immediately after due notification by the Governor's Commission on Disability of the Architectural Barrier Free Design Committee.

This Letter of Opinion is based upon a review of all provided documentation regarding the premises, and this Letter of Opinion is based on the assurances of the Lessee for compliance therein. Future review of existing and new documentation, as well as, future physical site visits may be conducted at the discretion of the Governor's Commission on Disability and/or the Architectural Barrier Free Design Committee.

Respectfully submitted and approved by the **Architectural Barrier-Free Design Committee** on this day of **Tuesday, April 18, 2017**.

Eric Brand

(CDB)

Eric Brand, Chair
Architectural Barrier Free Design Committee

Cc:
Charles J. Saia, Esq., Executive Director
Governor's Commission on Disability

EXHIBIT A - CONDITIONS:

- 1. The Bureau of Courts will test the manual door of the front entrance to ensure that the door pressure does not exceed 5 pounds of operating force. Proof in the form of a written statement or photographs will be submitted to the Governor's Commission on Disability by June 20, 2017.*

EXHIBIT B

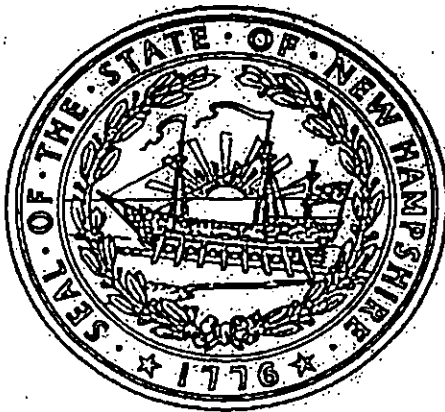
NONE

State of New Hampshire
Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that SAL'S KITCHEN REALTY, LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on May 11, 2004. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 473923



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 2nd day of May A.D. 2017.

A handwritten signature in cursive script, appearing to read "Wm Gardner".

William M. Gardner
Secretary of State

CERTIFICATE OF AUTHORITY FOR CORPORATIONS

I, (insert name) Salvatore N. Lupoli, am the Clerk/Secretary of the (insert Corporate name), Sal's Kitchen Realty, LLC and do hereby certify:

- 1. I am a duly elected and acting Clerk/Secretary Manager for the Corporation documented above, which is State of (Insert State of incorporation) New Hampshire
2. I maintain and have custody of, and am familiar with, the minute books of the Corporation;
3. I am duly authorized to issue certificates with respect to the contents of such books;
4. The following is a true, accurate and complete copy of the resolution adopted during a meeting of the Board of Directors of the Corporation. Said meeting was held in accordance with the laws and by-laws of the State in which the Corporation is incorporated, upon the following date: (insert date of meeting) May 1, 2017

RESOLVED: That this Corporation shall enter into a contract with the State of New Hampshire, acting by and through the Department of Administration Services, Bureau of Court Facilities providing for the performance by this Corporation of certain services as documented within the foregoing Lease, and that the ~~President, and/or the Vice President, and/or the Treasurer~~ Manager, (document which titled officer is authorizing contract), Salvatore N. Lupoli on behalf of this LLC Corporation, is authorized and directed to enter into the said lease contract with the State of New Hampshire, and that they are to take any and all such actions that may be deemed necessary, desirable of appropriate in order to execute, seal, acknowledge and deliver any and all documents, agreements and other instruments on behalf of this Corporation in order to accomplish the same.

RESOLVED: That the signature of the above authorized party or parties of this LLC Corporation, when affixed to instrument of document described in, or contemplated by, these resolution, shall be conclusive evidence of the authority of said parties to bind this LLC Corporation, thereby:

- 5. The foregoing resolutions have not been revoked, annulled, or amended in any manner what so ever, and remain in full force and effect as of the date hereof;
6. The following person or persons have been duly elected to, and now occupy, the Office or Offices indicated: (fill in the appropriate names of individuals for each titled position)

President: Manager: Salvatore N. Lupoli
Vice President: _____
Treasurer: _____

IN WITNESS WHEREOF: I sign below as the Clerk/Secretary Manager of the Corporation LLC, and have affixed its' (if applicable) upon this date: (insert date of signing) May 1, 2017

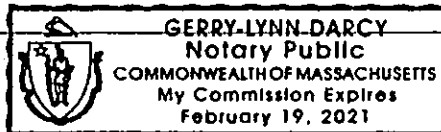
Clerk/Secretary (signature) Manager: Salvatore N. Lupoli
In the State and County of: (State and County names) Massachusetts, Essex

NOTARY STATEMENT: As Notary Public and/or Justice of the Peace, REGISTERED IN THE STATE OF: Massachusetts COUNTY OF: Essex

UPON THIS DATE May 1, 2017, appeared before me (print full name of notary) Gerry-Lynn Darcy the undersigned officer personally appeared (insert officer's name) Salvatore N. Lupoli who acknowledged him/herself to be (insert officer's title, and the name of corporation) Salvatore N. Lupoli, Manager, Sal's Kitchen Realty, LLC

and that being authorized to do so, he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

In witness whereof I hereunto set my hand and official seal. (Provide signature, seal and expiration of commission)



Gerry-Lynn Darcy

SAL'S KITCHEN REALTY, LLC

280 Merrimack Street, Suite 101
LAWRENCE, MA 01843

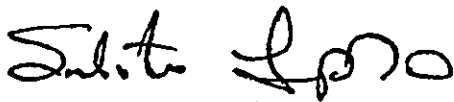
978.681.7777 PHONE
978.655.8312 FAX

May 1, 2017

State of New Hampshire
Department of Administrative Services
Tammy Nelson, Administrator
25 Capitol Street, Room 115
Concord, NH 03301

To whom it may concern,

I, Salvatore Lupoli, am the majority owner of shares in Sal's Kitchen Realty, LLC and am the sole manager and decision maker for Sal's Kitchen Realty, LLC.



Salvatore Lupoli
Manager Sal's Kitchen Realty, LLC