

ACHILLION PHARMACEUTICALS INC
Form 8-K
August 24, 2015

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d)

of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): August 20, 2015

Achillion Pharmaceuticals, Inc.

(Exact name of registrant as specified in its charter)

Delaware
(State or other jurisdiction

of incorporation)

001-33095
(Commission

File Number)

52-2113479
(IRS Employer

Identification No.)

300 George Street

06511

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New Haven, CT

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code: (203) 624-7000

N/A

(Former name or former address, if changed since last report)

Check the appropriate box if the Form 8-K is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425).
- .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12).
- .. Pre-commencement communications pursuant to Rule 14a-2(b) under the Exchange Act (17 CFR 240.14d-2(b)).
- .. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c)).

Item 1.01. Entry into a Material Definitive Agreement

Lease Agreement Amendment

On August 20, 2015, Achillion Pharmaceuticals, Inc. (the Company) entered into Amendment No. 3 (the Lease Amendment) of its facility Lease Agreement, dated March 6, 2002, as previously amended by the Amendment No. 1, dated September 10, 2002, and Amendment No. 2, dated March 31, 2010, between the Company and WE George Street, L.L.C. (the Landlord) for the leased premises at 300 George Street, New Haven, Connecticut (the 300 George Street Lease). Pursuant to the Lease Amendment, effective as of January 1, 2016 (the Expansion Commencement Date), the Company will lease an additional 6,832 rentable square feet of space at 300 George Street New Haven, CT, such that the total leased premises pursuant to the 300 George Street Lease shall equal 38,632 rentable square feet . The Lease Amendment also extends the term of the 300 George Street Lease to March 31, 2020 (the Termination Date). From the Expansion Commencement Date until March 31, 2016, the annual base rent shall equal \$638,226.00, to be paid in monthly installments of \$53,185.50. Thereafter until the Termination Date, the annual base rent shall be \$813,976.24, to be paid in monthly installments of \$67,831.35.

The description of the terms and conditions of the Lease Amendment set forth herein does not purport to be complete and is qualified in its entirety by reference to the full text of the Lease Amendment attached hereto as Exhibit 10.1 and incorporated herein by this reference.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

10.1 Amendment No. 3 to Lease, dated as of August 20, 2015, by and between Achillion Pharmaceuticals, Inc. and WE George Street, L.L.C.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

ACHILLION PHARMACEUTICALS, INC.

Date: August 24, 2015

By: /s/ Mary Kay Fenton
Mary Kay Fenton

Chief Financial Officer

Exhibit Index

Exhibit Number	Description
10.1	Amendment No. 3 to Lease, dated as of August 20, 2015, by and between Achillion Pharmaceuticals, Inc. and WE George Street, LLC