

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 - Page 1 of 2	DATE 03/02/2010
TO LEASE NO: GS-04B-59146		
ADDRESS OF PREMISES	7915 Microsoft Way Charlotte, NC 28273	
THIS AGREEMENT, made and entered into this date by and between Highwoods Development B, LLC		
whose address is 3100 Smoketree Court, Suite 600 Raleigh, NC 27604		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to formally recognize Highwoods Services, Inc., its Managing Member as the signator authority for Highwoods Development B, LLC, and to identify the Lessor's LEED Scope of Work included in the Lessor's Final Proposal dated May, 27, 2009 and included in the rental consideration. The additional points and LUMP SUM Payment to meet the LEED Silver Certification prescribed under LEED V3.0 shall be established in a subsequent Supplemental Lease Agreement. Paragraph 17 is added.		
"Effective 11/27/2009 Highwoods Services, Inc., its Managing Member is hereby authorized to sign on behalf of the the Lessor, Highwoods Development B, LLC."		
*17. In accordance with Paragraphs 10 (I) and Solicitation For Offers PNC-01-CHO6 1.17 of the lease contract, the Lessor shall achieve LEED NC Version 2.2 at the Lessor's expense by providing a minimum of 33 points from the following 36 points.		
CREDIT Sustainable Sites SSc1 Site Selection SSc4.2 Alt. Transportation: Bicycle Storage SSc4.3 Alt. Transportation: LEV & FEV SSc4.3 Alt. Transportation: Parking Capacity SSc6.1 Stormwater Design, Quantity Control SSc6.2 Stormwater Design, Quantity Control SSC7.2 Heat Island: Roof	7 POINTS 1 1 1 1 1 1 1	
CONTINUE PARAGRAPH 17 ON PAGE 2 OF THIS SUPPLEMENTAL LEASE AGREEMENT GS-04B-59146."		
Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.		
[Redacted Signature]	[Redacted Signature] subscribed their names as of the above date. Highwoods Development B, LLC Highwoods EVP and Chief Operating Officer USAA Real Estate Company Executive Managing Director 3100 Smoketree Ct, Raleigh, NC 27604	
[Redacted Signature] BY [Redacted Signature] Maria Dent, CONTRACTING OFFICER, GENERAL SERVICES ADMINISTRATION	[Redacted Signature] [Redacted Signature] [Redacted Signature]	

GN
ps

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 - Page 2 of 2	DATE 03/02/2010
	TO LEASE NO. GS-04B-59146	

ADDRESS OF PREMISES 7915 Microsoft Way, Charlotte, NC28273

"Continue Paragraph 17. CREDIT	3 POINTS
Water Efficiency	
WEc1.1 Water Efficient Landscaping	1
WEc3.1 Water Use Reduction 20%	1
WEc3.2 Water Use Reduction 30%	1
CREDIT	4 POINTS
Energy & Atmosphere	
EAc1.1 Optimize Energy Performance 10.5%	1
EAc1.2 Optimize Energy Performance 14%	1
EAc3 Enhanced Commissioning	1
EAc4 Enhanced Refrigerant Management	1
CREDIT	6 POINTS
Materials & Resources	
MRc2.1 Construction Waste Management 50%	1
MRc2.2 Construction Waste Management 75%	1
MRc4.1 10% Recycled Content	1
MRc5.1 10% Regional Material	1
MRc5.2 20% Regional Material	1
MRc7 Certified Wood	1
CREDIT	13 POINTS
Indoor Environmental Quality	
EQc1 Outdoor Air Delivery Monitoring	1
EQc2 Increased Ventilation	1
EQc3.1 IAQ During Construction	1
EQc3.2 IAQ Before Occupancy	1
EQc4.1 Low Emitting Materials: Adhesives and Sealants	1
EQc4.2 Low Emitting Materials: Paints and Coatings	1
EQc4.3 Low Emitting Materials: Carpet	1
EQc4.4 Low Emitting Materials: Composite Wood	1
EQc5 Indoor Pollutant Source Control	1
EQc6.1 Controllability of Lighting	1
EQc7.1 Thermal Comfort: Design	1
EQc7.2 Thermal Comfort: Verification	1
EQc8.2 Views for 90%	1
CREDIT	3 POINTS
Innovation & Design Process	
IDc1.2 Sustainable Building Education	1
IDc1.1 Green Cleaning	1
IDc2 LEED AP	1

End of Paragraph 17.:

[Redacted] B, LLC
 [Redacted] IN [Redacted]
 Highwoods EVP and Chief Operating Officer
 USAA Real Estate Company Executive Managing Director
 3100 Smoketree Ct. (Title) Raleigh, NC 27604
 (Address)

[Redacted] 3/15/2010
 Maria Dent, CONTRACTING OFFICER, GENERAL SERVICES ADMINISTRATION