GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT No. 2
TO LEASE NO. GS-04P-LNC60001

ADDRESS OF PREMISES
OFC. BLDG
2330 BROAD ST
DURHAM, NC 27707-3004

PON Number: NA

THIS AMENDMENT is made and entered into between
whose address is: CLEARVIEW COMMERCIAL PROPERTIES, LLC
2227 PARKSIDE DRIVE
DURHAM, NC 27707-2984
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 07/01/2014 to start Tenant Improvement and Basic Specific Amortized Capital (BSAC).

Effective December 1, 2013 the Lessor hereby leases to the Government a total of 4,870 rentable square feet (RSF) of office and related space, yielding 4,428 ANSI/BOA office area square feet (ABOASF) of space and 30 surface parking spaces:

<table>
<thead>
<tr>
<th></th>
<th>12/01/13-06/30/14</th>
<th>07/01/14-06/30/19</th>
<th>07/01/19-11/30/23</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHELL RENT¹</td>
<td>$73,732.00</td>
<td>$73,732.00</td>
<td>$73,732.00</td>
</tr>
<tr>
<td>TENANT IMPROVEMENT RENT¹</td>
<td>0.00</td>
<td>6,423.84</td>
<td>0.00</td>
</tr>
<tr>
<td>OPERATING COSTS¹</td>
<td>$28,427.00</td>
<td>$28,427.00</td>
<td>$26,427.00</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)¹</td>
<td>0.00</td>
<td>1,949.24</td>
<td>0.00</td>
</tr>
<tr>
<td>Total Annual Rent</td>
<td>$103,159.00</td>
<td>$111,532.08</td>
<td>$103,159.00</td>
</tr>
</tbody>
</table>

This Lease Amendment contains 2 pages.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: CLEARVIEW COMMERCIAL PROPERTIES, LLC
Date: 11/30/14

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 11/30/14

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: 11/30/14

[Redacted]

Lease Amendment Form 12/12
2. **Shall rent calculation:**
   - **(Firm Term)** $15.14 per RSF multiplied by 4,870 RSF/$16.65 (ABOA) (Rounded)
   - **(Non Firm Term)** $15.14 per RSF multiplied by 4,870 RSF/$16.65 (ABOA) (Rounded)

3. **The Tenant Improvement Allowance of $26,252.41 will be amortized at a rate of 3.5 percent per annum from 07/01/14 thru 06/30/19.**

4. **Operating Costs rent calculation:** $6.04 per RSF multiplied by 4,870 RSF.

5. **Building Specific Amortized Capital (BSAC) of $7,966.00 is amortized at a rate of 3.5 percent per annum from 07/01/14 thru 06/30/19.**

6. **Parking costs are for 30 surface parking spots at a rate of $0.60 per space each month.**

INITIALS: [LESSOR] & [GOVT]