

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B-60078
ADDRESS OF PREMISES 1717 W. 5 th Street, Greenville, NC 27834-1601	

THIS AMENDMENT is made and entered into between: COUNTY OF PITT

whose address is: 403 Government Circle, Greenville, North Carolina 27834-0371
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree the said Lease is amended, upon the Government execution of this Supplement Lease Agreement, to issue a Notice to Proceed on the Phase 2 Tenant Improvement Build out:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 1, 2014 through July 31, 2024 as required by this Lease and continuing for a period of 10 years, 5 years firm, subject to termination and renewal.

Rights as may be hereinafter set forth.

Effective April 1, 2015 will begin amortized Tenant Improvement Allowance payments totaling \$19,999.50. The total TI to be amortized includes at an interest rate of 0%. The TI will be amortized over 5 year (60 months), \$0.61 OASF (\$0.52 PRSF).

1. Paragraph 1.03 of the lease is hereby amended as follows:


The Government shall pay the Lessor annual rent for the term, monthly, in arrears, as follows:

This Lease Amendment contains {2} pages.

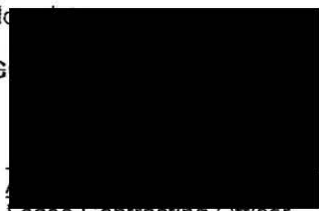
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR

Signature: 
Name: D. Stan Cotton
Title: Pitt County Manager
Entity Name: Pitt County Government
Date: 3-16-15

FOR THE GOVERNMENT

Signature: 
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: March 20, 2015

WITNESS

Signature: 
Name: [Redacted]
Title: [Redacted]
Date: 3-16-15

TERM	ANNUAL RENT	ANNUAL SHELL ¹	ANNUAL OPERATING ²	Annual TI ³	MONTHLY RENT
8.1.2014 – 3.31.2015 ██████████	\$42,135.00	\$29,150.00	\$12,985.00	0	\$3,511.25
4.1.2015 – 07.31.2019	\$43,460.00	\$29,150.00	\$12,985.00	\$1,325.00	\$3,621.66
8.1.2019 – 3.31.2020	\$48,760.00	\$34,450.00	\$12,985.00	\$1,325.00	\$4,063.33
4.1.2020 – 7.31.2024	\$47,435.00	\$34,450.00	\$12,985.00	0	\$3,952.92

8.1.2014 – 3.31.2015 ██████████	\$67,416.00	\$46,640.00	\$20,776.00	0	\$5,618.00
4.1.2015 – 07.31.2019	\$69,685.40	\$46,640.00	\$20,776.00	\$2,269.40	5,807.12
8.1.2019 – 3.31.2020	\$78,165.40	\$55,120.00	\$20,776.00	\$2,269.40	\$6,513.78
4.1.2020 – 7.31.2024	\$75,896.00	\$55,120.00	\$20,776.00	0	\$6,324.67

8.1.2014 – 3.31.2015 ██████████	\$12,894.90	\$8,921.00	\$3,973.90	0	\$1,074.58
4.1.2015 – 07.31.2019	\$13,300.40	\$8,921.00	\$3,973.90	\$405.50	\$1,108.37
8.1.2019 – 3.31.2020	\$14,922.40	\$10,543.00	\$3,973.90	\$405.50	\$1,243.53
4.1.2020 – 7.31.2024	\$14,516.90	\$10,543.00	\$3,973.90	0	\$1,209.74

Composite Rates

8.1.2014 – 3.31.2015 ██████████	\$122,445.90	\$84,711.00	\$37,734.90	0	\$10,203.83
4.1.2015 – 07.31.2019	\$126,445.80	\$84,711.00	\$37,734.90	3,999.90	\$10,537.15
8.1.2019 – 3.31.2020	\$141,847.80	\$100,113.00	\$37,734.90	3,999.90	\$11,820.65
4.1.2020 – 7.31.2024	\$137,847.90	\$100,113.00	\$37,734.90	0	\$11,487.33

¹Shell rent calculation:

(Firm Term) \$11.00 per RSF multiplied by 7,701 RSF

(Non Firm Term) \$13.00 per RSF multiplied by 7,701 RSF

³The Tenant Improvement Allowance of \$19,999.50 is amortized at a rate of 0 percent per annum over 5 years.

Total Tenant Improvement Allowance for ██████████ \$6,625.00

Total Tenant Improvement Allowance for ██████████ \$11,347.00

Total Tenant Improvement Allowance for ██████████ - \$2,027.50

²Operating Costs rent calculation: \$4.90 per RSF multiplied by 7,701 RSF.

Chart does not include CPI adjustments

2. Paragraph 1.06 of the lease is hereby amended as follows:

INITIALS  LESSOR &  GOV'T

