

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 12/12/12
	TO LEASE NO. GS-04B-61025	

ADDRESS OF PREMISES 2330 Broad St, Durham, NC 27704-3004

THIS AGREEMENT, made and entered into this date by and between: **Clearview Commercial Properties, LLC**

whose address is 2227 Parkside Dr, 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, to extend the term of the Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

Paragraph B of the Lease is hereby deleted in its entirety and replaced to read TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 1, 2012, and continuing through November 30, 2013, inclusive. The Government shall have the right to terminate this agreement any time after May 31, 2013, by giving 60 days notice. No rental shall accue after the effective date of termination. Said notice shall be computed commencing with the day after the date of transmission. This Lease may also be terminated with the execution of a succeeding Lease by the Government.

Effective December 1, 2012, The Government shall pay the Lessor annual rent, monthly, in arrears, as follows:

<u>Term</u>	<u>RSF/USF</u>	<u>Base Rent</u>	<u>*Operating Rent</u>	<u>Monthly</u>	<u>Annual</u>
12/1/2012-11/30/2013	4,870/4,428	\$86,893.04	\$19,206.35	\$8,841.616	\$106,099.39

*Subject to annual CPI escalations.

THIS AREA INTENTIONALLY LEFT BLANK

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 above date.

LESSOR: **Clearview Commercial Properties, LLC**

BY

[Redacted Signature]

Member Manager

(Title)

[Redacted Address]

3604 Shannon Rd, Suite 103, Durham NC
(Address) *27707*

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Contracting Officer

(Official Title)