

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>2</u>
	TO LEASE NO. GS-4B-61181
ADDRESS OF PREMISES 107 Hay Street, Suite 1, Fayetteville, NC 28301-5649	PDN Number: PDN number will be issued after Government inspection and acceptance of build-out.

THIS AMENDMENT is made and entered into between

whose address is: 101 Hay Street, Suite 2, Fayetteville, NC 28301-5649
 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 order tenant improvements which exceed the tenant improvement allowance.

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 June 1, 2013 as follows:

A. The said Lease is amended upon the Government's execution of this Amended Lease Agreement and the Notice to Proceed is issued for the NOT TO EXCEED amount of \$3,349.22 in accordance with the specifications detailed in Exhibit "A" (Scope of Work dated 5/10/2013), attached hereto and made a part hereof. Please be advised that any work that is done that exceeds the cost specified above will be the financial responsibility of the Lessor.



B. The Lessor shall furnish all labor, materials, equipment, design, professional fees, inspections fees, utilities, construction cost and services and all other similar cost and expenses associated with the alterations to the space as stated in Exhibit "A", "Scope of Work". All work must be completed with 30 days from issuance of this Notice to Proceed.

C. Lessor will be paid a lump sum payment in the amount of \$3,349.22 after completion of the work and acceptance by the Government. Payment will be due only for items which are (a) stated in this Lease Amendment, and (b) stated and depicted in Exhibit "A" or (c) specifically requested in writing by the GSA Contracting Officer. Title to items for which the Government makes a lump sum payment shall vest in the Government. These items can be removed by the Government at any time. Lessor waves any restoration in connection with these items. Unless the Government has removed the item from the premises, Lessor shall remain responsible for maintenance, repair and replacement of all items provided by the Lessor under this lease.

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: 
 Name: 
 Title: Member Manager
 Entity Name: Cedar Creek Crossing West, LLC
 Date: 6/17/13

FOR THE G

Signature: 
 Name: Alvin H. Jackson
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 7/15/2013

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: BRYAN L. LYSON
 Title: Broker
 Date: 6/17/13

