GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

LEASE AMENDMENT No. 2
TO LEASE NO. GS-48-61181

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 waives 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: [Redacted]
Name: Member Manager
Title: Cedar Creek Crossing West, LLC
Date: 6/17/13

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: Illula M. Jackson
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 7/15/2013

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: B. ROW T. TYSON
Title: Broker
Date: 6/17/13

Lease Amendment Form 12/12
D. In separate Supplemental Lease Agreement #1 dated December 12, 2012, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of $378,154.90. $170,282.39 will be amortized over 60 months of the firm term of the Lease at 7% annual interest rate with a lump sum payment of $211,221.73. The total costs for tenant improvements are revised to $381,504.12 to include Supplemental Lease Agreement #1 for a lump sum payment of $207,872.51 and Lease Amendment #2 to include Change Order #1 for a lump sum payment of $3,349.22.

E. Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government, the Lessor shall follow the instructions posted on that website to submit their invoices electronically. Assistance in navigating the website or submitting the invoices can be found by e-mail at FW-Paymentsearch.finance@gsa.gov.

A copy of the invoice must be submitted directly to the GSA Contracting Officer at the following address:

General Services Administration (PBS)
Attn: Alvin Jackson, GSA Contracting Officer
77 Forsyth Street
Atlanta, GA 30303

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- GSA PDN number

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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 lease agreements, the terms and conditions of this Agreement shall control and govern.

---------END OF DOCUMENT---------