

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 1 </u>
	TO LEASE NO. GS-04B-62190
ADDRESS OF PREMISES Kinston Building at 2303 West Meadowview Road, Greensboro, NC 27407-3711	PDN Number: PS0027337

THIS AMENDMENT is made and entered into between **Sequoia Investments XIV, LLC**

whose address is: **323 Fifth Street
Eureka, CA 95501 -9993**

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 issue the Notice to Proceed (NTP); confirm the agreed upon cost of the Tenant Improvements; revise the total tenant improvements amount to be amortized in the Lease; and all other terms and conditions of the Lease are in full force and effect.

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 September 16, 2013 as follows:

- 1.) To issue your Notice to Proceed (NTP) to furnish and install Tenant Improvements as required and outlined in Lease No. GS-04B-62190.
- 2.) The Government shall pay the Lessor for the total cost of the Tenant Improvements and as follows:

The Government and the Lessor have agreed that the total costs of the Tenant Improvements are **\$206,536.94**. The total Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements.

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: Mike Willcutt
Title: Dir. of Leasing
Entity Name: Sequoia Investments XIV, LLC
Date: 8.19.13

FOR THE

Signature: _____
Name: Leshaundra Greer
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/25/2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Doris Menden
Title: Office Assistant
Date: 9-19-13

A portion of the Total Tenant Improvement cost, in the amount of \$127, 375.64 shall be amortized over the **first five (5) year firm term** of the lease agreement at an interest rate of **five percent (5%)** paid monthly in arrears as part of the rental payment upon the completion and acceptance by the Government.

Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$79,161.30** upon receipt of an original invoice after completion, inspection and acceptance of the space by the Contracting Officer.

The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. It shall reference the number PS0027337 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 1-800-676-3690. If the Lessor is unable to process this invoice electronically, and invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17478
Fort Worth, TX 76102-0478

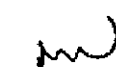

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

LeShaundra Greer
Lease Contracting Officer
U.S. General Services Administration | Real Estate Acquisition Division
Lease Contracting Officer
77 Forsyth St. SW Ste. G-40
Atlanta, GA 30303-3458

Any changes of the Construction Drawings which result in a financial, conditional, or term change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

Upon the completion and acceptance of the Tenant Improvements by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, the amortized Tenant Improvement, and the Commissions) shall be established by a subsequent Lease Amendment.

3.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:  & 
LESSOR & GOVT