

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-04B-62436
ADDRESS OF PREMISES 226 S. Liberty Street Winston Salem, NC 27101-5211	PDN Number:

THIS AMENDMENT is made and entered into between **Merz Family Investments (US), LLC**

whose address is: 4215 Tudor Lane Greensboro, NC 27410-8105

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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

The new total of Tenant Improvements are [REDACTED] for AB code [REDACTED]; and [REDACTED] for AB code [REDACTED]. In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the new total amount of **\$261,450.40** shall be amortized through the rent over 60 months at 7%, and is included in the annual rent payment identified in Paragraph 1.03 of the lease.

Effective July 1, 2013 as follows: the Lessor hereby leases to the Government 13,171 rentable square feet (RSF) of office and related space, yielding 11,453 ANSI/BOMA office area of space and 13 surface parking spaces.

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

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	ANNUAL RENT	PRSF RATE	PUSF RATE
07/01/2013 04/24/2014	13,171	\$117,748.74	\$89,694.51	\$0.00	\$207,443.25	\$15.75	\$18.11
04/25/2014 06/30/2018	13,171	\$117,748.74	\$89,694.51	\$62,124.27	\$269,567.52	\$20.47 rounded	\$23.54 rounded
07/01/2018 04/24/2019	13,171	\$139,480.89	\$89,694.51	\$62,124.27	\$291,299.67	\$22.12 rounded	\$25.43 rounded
04/25/2019 06/30/2023	13,171	\$139,480.89	\$89,694.51	\$0.00	\$229,175.40	\$17.40 rounded	\$20.01 rounded

This Lease Amendment contains 1 page.

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: [REDACTED]
 Title: ASSISTANT MANAGER
 Entity Name: MERZ FAMILY INVESTMENTS (US) LLC
 Date: 6-2-2014

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: HEATHER DUBNER
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 6/16/2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: 6-2-2014