

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>1</u>
	TO LEASE NO. <u>GS- 04B - LNC62617</u>
ADDRESS OF PREMISES : 609 Shipyard Blvd Wilmington, NC 28412-6562	PDN Number:

THIS AMENDMENT is made and entered into between Wrightsville Park, LLC

whose address is: 1620 Harbour Dr., Wilmington, NC 28401 - 7716

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective February 01, 2014 as follows:

- I. Lease Agreement (LA) No. 1 has been prepared to adjust the annual cost to pay only shell and operating until Tenant Improvement build-out is completed.
- II. 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rate:

	FEBRUARY 1, 2014- JANUARY 31, 2019	FEBRUARY 1, 2019- JANUARY 31, 2024
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$20,595.32	\$20,595.32
TENANT IMPROVEMENTS RENT ²	TBD	\$0.00
OPERATING COSTS ³	\$ 11,537.99	\$11,537.99
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$32,133.31	\$32,133.31

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: _____
Entity Name: WRIGHTSVILLE PARK, LLC
Date: 1-14-14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/11/2014

WITNESSE

Signature: _____
Name: _____
Title: Prop. Mgr.
Date: 1-14-14

¹Shell rent calculation:

(Firm Term) \$12.23 per RSF multiplied by 1,684 RSF

(Non Firm Term) \$12.23 per RSF multiplied by 1,684 RSF

²The Tenant Improvement Allowance of TBD is amortized at a rate of 6.5 percent per annum over 5 years.

³Operating Costs rent calculation: \$6.85 per RSF multiplied by 1,684 RSF.

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 00 years

⁵Parking costs are for 00 reserved parking spaces and 00 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month.

III. 1.13 Operating Cost Bas (Aug 2011)

The Parties agree that for the purpose of applying the paragraph titles "Operating Cost Adjustment" that the Lessor's base rate for operating costs shall be \$6.85 per RSF (\$11,537.99/annum).

INITIALS: _____
LESSOR

&

LA
GOVT