

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04P-LSC60083
LEASE AMENDMENT	
ADDRESS OF PREMISES 3955 Faber Place Drive North Charleston, SC 29405-8580	PDN Number: N/A P\$ 0030106

THIS AMENDMENT is made and entered into between 3875/3955 Faber Place LLC

whose address is: 126 Meeting Street
Charleston, SC 29401-2218

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

WHEREAS, the parties hereto desire to amend the above Lease, effective September 30, 2014.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to issue Notice to Proceed (NTP) for the construction of tenant improvements outlined in the bid dated September 30, 2014 for the [REDACTED] [REDACTED] [REDACTED] at 3955 Faber Place Drive, North Charleston, SC 29405-8580 (attached hereto).

This Notice to Proceed is issued to amend the amount established in Lease Amendment 1 from \$122,645.76 to \$367,568.58. \$163,080.53 of the Notice to Proceed amount shall be amortized at a rate of zero percent over the five-year firm term of the Lease in accordance with Paragraph 1.03 of the Lease as amended by Lease Amendment 2. The remaining amount of \$204,488.05 will be paid via lump sum by the Government.

In accordance with Lease Paragraphs 1.03.C and 1.09, the final amount of Tenant Improvement Rent will be determined once the Tenant Improvements are complete and accepted by the Government as evidenced by a fully executed Lease Amendment; and, the amount of Tenant Improvement Rent due and owing shall be paid as back rent.

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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:

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: JOSEPH L. TAMMBERG, JR
Title: MANAGER
Entity Name: 3875/3955 FABER PLACE, LLC
Date: 9/30/14

Signature: [REDACTED]
Name: Danner Chavis
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 10/2/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 9/30/14