**GENERAL SERVICES ADMINISTRATION**  
**PUBLIC BUILDINGS SERVICE**  
**LEASE AMENDMENT**

**ADDRESS OF PREMISES**  
1801 Stanley Rd  
Greensboro, NC  27407-2640

**LEASE AMENDMENT**

**PDN Number:** N/A

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**THIS AMENDMENT** is made and entered into between **Boyd Greensboro II GSA, LLC**  
whose address is: 303 W Madison St., Ste. 1925, Chicago, IL 60606-3304  
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 implement Tenant Improvements (TI) and Building Specific Amortized Capital (BSAC) rental payments.

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 March 3, 2017, as follows:

<table>
<thead>
<tr>
<th>FIRM TERM</th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHELL RENT(^1)</td>
<td>$33,376.48</td>
<td>$36,072.48</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS(^2)</td>
<td>$11,690.00</td>
<td>$11,690.00</td>
</tr>
<tr>
<td>OPERATING RENT(^3)</td>
<td>$10,853.00</td>
<td>$10,853.00</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)(^4)</td>
<td>$390.03</td>
<td>$390.03</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$56,309.51</strong></td>
<td><strong>$59,005.51</strong></td>
</tr>
</tbody>
</table>

\(^1\) Shell rent calculation:
(Firm Term 1) $12.36 per RSF multiplied by 2,696 RSF
(Firm Term 2) $13.38 per RSF multiplied by 2,696 RSF
(Non Firm Term) $14.38 per RSF multiplied by 2,696 RSF

\(^2\) Tenant Improvements of $74,828.20 are amortized at a rate of 8 percent per annum over the remainder of the firm term.

\(^3\) Operating Costs rent calculation: $10,853.00 divided by 2,696 RSF

\(^4\) Building Specific Amortized Capital (BSAC) of $2,503.00 are amortized at a rate of 8 percent per annum over the remainder of the firm term.

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: [Redacted]  
Title: Authorized Signatory  
Entity Name: Boyd Greensboro II GSA, LLC  
Date: 3/14/2017

**FOR THE:**  
Signature: [Redacted]  
Name: Lease Contracting Officer  
Title: GSA, Public Buildings Service  
Date: 3/14/16

**WITNESSED:**  
Signature: [Redacted]  
Name: [Redacted]  
Title: Authorized Signatory  
Date: 3/14/2017