GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 1

ADDRESS OF PREMISES
500 West Street
Spindale, North Carolina 28160-1360

PDN Number:

THIS AMENDMENT is made and entered into between Rutherford Commercial LLC

whose address is: 408 Charlotte Road, Rutherfordton, North Carolina 28139-2918

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 establish the date of occupancy and accept tenant improvements.

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

Effective September 1, 2015

Paragraph entitled "lease term" on page one of the lease is hereby deleted and the following is inserted in lieu thereof:

"TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning August 28, 2015 through August 27, 2025 subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 1.01 A of the lease is hereby deleted and the following is inserted in lieu thereof:

"Office and Related Space: The Lessor hereby leases to the Government a total of 4,809 rentable square feet (RSF) of office and related space, yielding 4,008 ANSI/BOMA office area square feet (ABOASF) of space and twenty (20) onsite parking spaces. The Lessor occupies 2,318 RSF yielding 1,932 ANSI/BOMA office area square feet (ABOASF) and 16 parking spaces and the Lessor occupies 2,491 RSF yielding 2,076 ANSI/BOMA office area square feet (ABOASF) and 4 reserved parking spaces."

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:

FOR THE LESSOR:

Signature: [Redacted]
Name: [Redacted]
Title: Managing Member
Entity Name: Rutherford Commercial LLC
Date: 9/15/15

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Date: 9/15/15

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: 9/15/15

Lease Amendment Form 12/12
Paragraph 1.03 A of the lease is hereby deleted and the following is inserted in lieu thereof:

<table>
<thead>
<tr>
<th>TERM</th>
<th>RSF</th>
<th>SHELL RENT</th>
<th>OPERATING RENT*</th>
<th>TENANT IMPROVEMENTS*</th>
<th>PARKING</th>
<th>ANNUAL RENT</th>
<th>PRSF RATE</th>
<th>PUSF RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/28/2015</td>
<td>2,318</td>
<td>$40,379.56</td>
<td>$18,805.50</td>
<td>$17,809.29</td>
<td>0</td>
<td>$74,994.35</td>
<td>$32.35</td>
<td>$38.82</td>
</tr>
<tr>
<td>8/27/2020</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,491</td>
<td>$43,393.22</td>
<td>$18,059.75</td>
<td>$19,062.75</td>
<td>0</td>
<td>$80,515.72</td>
<td>$32.32</td>
<td>$38.78</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>4,809</td>
<td>$83,772.78</td>
<td>$34,865.25</td>
<td>$36,872.04</td>
<td>$0</td>
<td>$155,510.07</td>
<td>$32.34</td>
<td>$38.80</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TERM</th>
<th>RSF</th>
<th>SHELL RENT</th>
<th>OPERATING RENT*</th>
<th>TENANT IMPROVEMENTS*</th>
<th>PARKING</th>
<th>ANNUAL RENT</th>
<th>PRSF RATE</th>
<th>PUSF RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/28/2015</td>
<td>2,318</td>
<td>$50,810.56</td>
<td>$16,805.50</td>
<td>0</td>
<td>0</td>
<td>$67,616.06</td>
<td>$29.17</td>
<td>$35.00</td>
</tr>
<tr>
<td>8/27/2025</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,491</td>
<td>$54,602.72</td>
<td>$18,059.75</td>
<td>0</td>
<td>0</td>
<td>$72,662.47</td>
<td>$29.17</td>
<td>$35.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>4,809</td>
<td>$105,413.28</td>
<td>$34,865.25</td>
<td>0</td>
<td>$0</td>
<td>$140,278.53</td>
<td>$29.17</td>
<td>$35.00</td>
</tr>
</tbody>
</table>

* The tenant improvements amounted to a total of $155,176.00 amortized at 7% over 60 months.  
** BCOS remains at $7.25prsf  
*** CAF is 1.198503  
**** Firm term shell PRSF is $17.42prsf multiplied by 4,809rsf. Non-firm term shell PRSF is $21.92 multiplied by 4,809rsf. All PRSF and PUSF rates on the above breakout are rounded

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

INITIALS: [Signature] & [Signature]

Lease Amendment Form 12/12