

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA00609
<b>ADDRESS OF PREMISES</b> 101 MARIETTA STREET, NW, 7 <sup>TH</sup> FLOOR ATLANTA, GA 30303-2720	PDN Number:

**THIS AMENDMENT** is made and entered into between TDC Centennial, LLC.

whose address is: 5310 S. Alston Avenue, Suite 210, Durham, North Carolina 27713-4381

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

**WHEREAS**, the parties hereto desire to amend the above effective March 7, 2018

**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 to establish the final rent table and lease term of Lease GS-04P-LGA00609.

1. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the fifteen (15) years term, with ten (10) years firm term beginning on March 7, 2018 through March 6, 2033.
2. The Lessor hereby leases to the Government a total of 19,518.72 rentable square feet (RSF), yielding 15,249 ANSI/BOMA Office Area (ABOA) square feet. The rent and space measurements remain subject to adjustment according to provisions in Lease Section 1.03 on "Rent and Other Considerations."

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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:**

Signature: [Redacted]  
 Name: Drew P. Cunningham  
 Title: Chief Operating Officer  
 \*Entity Name: [Redacted]  
 Date: 3/13/18

**FOR THE GOVERNMENT:**

Signature: [Redacted]  
 Name: Jhonetta Regal  
 Title: Lease Contracting Officer  
 General Services Administration, Public Buildings Service  
 Date: 3-7-18

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
 Name: Stephanie Higgins  
 Title: Spaid Property Manager  
 Date: 3/13/18

\* TDC Centennial LLC  
 By: TDC Centennial Member, LLC  
 By: Dilweg Capital, LLC

3. The Government shall pay the Lessor annual rent monthly, in arrears, based on 19,518.72 RSF as follows:

	FREE RENT	FIRM TERM	NON FIRM TERM
	03/07/18 - 01/06/19	01/07/19 - 03/06/28	03/07/28 - 03/06/33
SHELL RENT <sup>1</sup>	\$0.00	\$309,843.50	\$372,685.56
OPERATING COSTS <sup>2</sup>	\$0.00	\$ 92,715.25	\$ 92,715.25
TENANT IMPROVEMENTS RENT <sup>3</sup>	\$0.00	\$ 0.00	\$0.00
PARKING <sup>4</sup>	\$0.00	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$0.00</b>	<b>\$402,558.75</b>	<b>\$465,400.81</b>

<sup>1</sup>Shell rent calculation:

((Firm Term) \$13.87 per RSF multiplied by 19,518.72 as stated under Paragraph 1.01

(Non Firm Term) \$19.09 per RSF multiplied by 19,518.72 as stated under Paragraph 1.01

<sup>2</sup>Operating Costs rent calculation: \$4.75 per RSF multiplied by 19,518.72 as stated under Paragraph 1.01

<sup>3</sup>Tenant Improvements of \$462,767.13 are amortized at a rate of 5 percent per annum over 10 years. Payments will begin and memorialized once the tenant improvements have been inspected and accepted by the Government.

<sup>4</sup>Two parking spaces shall be provided at a rate of \$0.00 per parking space per month (structured/inside).

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INITIALS

  
LESSOR

&

  
GOVT