

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-04P-LNC00160
ADDRESS OF PREMISES 101 S. Edgeworth Street, Greensboro, North Carolina 27401-6024	PDN Number:

THIS AMENDMENT is made and entered into between SPI Fedlaw Greensboro, LLC

whose address is: 600 Hermitage Road,
Charlotte, NC 28207-1846

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 May 9, 2018.

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 change order outlined in the bid received April 5, 2018 (bid details attached hereto as Exhibit A) 1st Floor renovations at 101 S. Edgeworth Street, Greensboro, North Carolina 27401-6024 (attached hereto).

This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$47,928.00. Upon completion, inspection, and acceptance of the tenant improvements as signified by an executed Lease Amendment, the final amount of Tenant Improvement Rent will be determined, and in accordance with Lease Paragraphs 1.03.C and 1.09, final rent table will be established.

Change Orders	TI Concessions	BSAC	BSAC
#4, 12, 15, 19, 24, 28, 31, and 33	\$2,628 \$1,601 \$2,793 \$2,140		\$9,720 \$2,778 \$2,511 \$5,269
Total	\$9,162.00		\$20,278.00
# 5 and 10		\$9,555	
#9		\$1,348	
# 6, 13, 26, 27, 32		\$7,575	
Total		\$18,478	

This Lease Amendment contains 17 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: J. Todd Willett
 Title: MOBEM
 Entity Name: SPI Fedlaw Greensboro LLC
 Date: 4/11/19

FOR THE GOVERNMENT:

Signature: [Redacted]
 Name: Ryan Y. Johnson
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: APR 17, 2019

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
 Name: Cyndee Taylor
 Title: Office Manager
 Date: 4/11/19

By acceptance of the Lease Amendment (LA), the Lessor's further substantiates that no costs associated with the building shell items have been knowingly included in the tenant improvement pricing outside of what the lease notes. If there are additional changes orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.

EXHIBIT A

INITIALS:


LESSOR

&


GOVT