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GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 1

DATE
11-21-2011

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B- 50010

ADDRESS OF PREMISES The Alamance Building
 4905 Koger Boulevard
 Greensboro, NC 27407-2711

THIS AGREEMENT, made and entered into this date by and between Greensboro Office Investment, LLC

Whose Address is: c/o Allegiance Realty Corporation
 121 West Trade Street, Suite 2020
 Charlotte, NC 28202-5399

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto desire to amend the above lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2011, as follows:

This Supplemental Lease Agreement (SLA #1) addresses Internal Revenue Service (IRS) SFO# 9NC2098.

Paragraph 1 is hereby amended to reflect the following:

The Lessor hereby leases to the Government the following described premises:

A total of 86,190 Rentable Square Feet (RSF) of office and related space, consisting of 76,962 ANSI/BOMA Office Area Square Feet (ABOASF) on at The Alamance Building, 4905 Koger Boulevard, Greensboro, North Carolina 27407-2711.

Paragraph 3 is hereby amended to reflect the following:

1. The Government shall pay the lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT	TENANT IMPROVEMENT	RATE per RSF	RATE per ABOASF	MONTHLY RATE
7/1/2011-12/31/2011	\$433,535.70	\$0.00	\$5.03	\$5.63	\$36,127.98
1/1/2012-6/30/2012	\$1,783,271.10	\$482,219.28	\$20.69	\$23.17	\$148,605.92
7/1/2012-6/30/2016	\$2,216,806.80	\$482,219.28	\$25.72	\$28.80	\$184,733.90
7/1/2016-6/30/2021	\$1,400,587.50	\$0.00	\$16.25	\$18.20	\$116,715.62

Paragraph 10 is hereby amended to reflect the following:

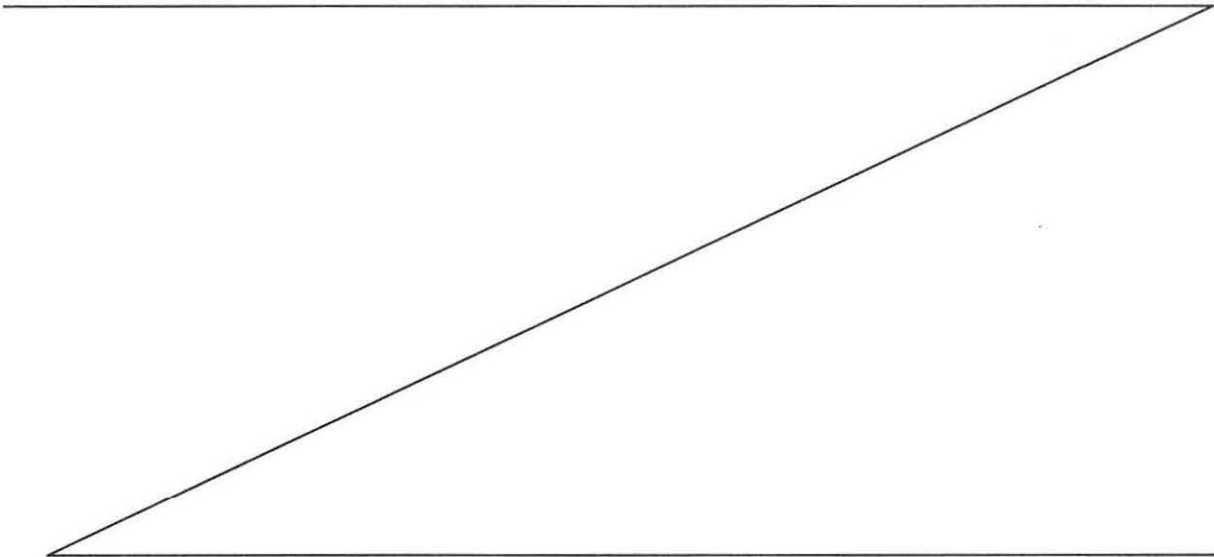
The rent rate in Paragraph 3 for the period of five (5) years includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 9NC2098, the Tenant Improvement allowance (T/I) provided in the lease is a total of \$2,169,986.76 amortized at an interest rate of 0% over 54 months at a rate of \$6.27 per ABOASF (\$5.59 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the entire tenant improvement allowance of \$28.195 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted

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Paragraph 11 is hereby amended to reflect the following

11. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 9NC2098, the shell rate is established as \$.97 per RSF (\$1.09 per ABOASF, rounded) for months 1-6, totaling \$83,604.30 per annum, the shell rate is established as per ABOASF \$12.36 (\$11.04 per RSF, rounded) for months 7-12, totaling \$951,120.42 per annum; the shell rate is established as per \$17.99 ABOASF (\$16.07 rounded) for months 13-60 totaling \$ 1,384,656.12 per annum and as \$13.65 per ABOASF (\$12.19 per RSF) for months 61-120 totaling \$1,050,656.10 per annum.



-END OF DOCUMENT-

All other terms of this lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

ESS [Redacted]
BY [Redacted]
IN PR [Redacted]

Christopher R. Smith
c/o Allegiance Realty Corporation
121 West Trade Street Ste. 2020
Charlotte, NC 28202

(Address)

UN [Redacted]
BY [Redacted]

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION
(Official Title)