

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LNC60001
ADDRESS OF PREMISES ██████████ OFC. BLDG 2330 BROAD ST DURHAM, NC 27707-3004	PDN Number: NA

THIS AMENDMENT is made and entered into between

whose address is: CLEARVIEW COMMERCIAL PROPERTIES, LLC
2227 PARKSIDE DRIVE
DURHAM, NC 27707-2984

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 07/01/2014 to start Tenant Improvement and Basic Specific Amortized Capital (BSAC).

Effective December 1, 2013 the Lessor hereby leases to the Government a total of 4,870 rentable square feet (RSF) of office and related space, yielding 4,428 ANSOI/BOMA office area square feet (ABOASF) of space and 30 surface parking spaces:

	12/01/13-06/30/14	07/01/14-06/30/19	07/01/19-11/30/23
	Annual Rent	Annual Rent	Annual Rent
SHELL RENT ¹	\$73,732.00	\$ 73,732.00	\$73,732.00
TENANT IMPROVEMENTS RENT ²	\$0.00	\$ 6,423.84	\$0.00
OPERATING COSTS ³	\$29,427.00	\$ 29,427.00	\$29,427.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$ 1,949.24	\$0.00
Total Annual Rent	\$103,159.00	\$111,532.08	\$103,159.00

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: _____
Name: _____
Title: _____
Entity Name: Clearview Commercial Properties, LLC
Date: 7/31/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/6/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Kim Suddarth
Title: Ins. Agent
Date: 7/31/14

¹Shell rent calculation:

(Firm Term) \$15.14 per RSF multiplied by 4,870 RSF/\$16.65 (ABOA) (Rounded)

(Non Firm Term) \$15.14 per RSF multiplied by 4,870 RSF/\$16.65 (ABOA) (Rounded)

²The Tenant Improvement Allowance of \$26,252.41 will be amortized at a rate of 3.5 percent per annum from 07/01/14 thru 06/30/19.

³Operating Costs rent calculation: \$6.04 per RSF multiplied by 4,870 RSF.

⁴Building Specific Amortized Capital (BSAC) of \$7,966.00 is amortized at a rate of 3.5 percent per annum from 07/01/14 thru 06/30/19.

⁵Parking costs are for 30 surface parking spaces at a rate of \$0.00 per space each month.

INITIALS:


LESSOR

&


GOVT