

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

LEASE AMENDMENT No. 2

LEASE AMENDMENT

TO LEASE NO. GS-04B-LNC60333

ADDRESS OF PREMISES

PDN Number:

3340 Jaeckle Dr.
Wilmington, NC 28403-2649

THIS AMENDMENT is made and entered into between **Abinto Corporation: DBA Burnt Mill Business Park**

whose address is: 3205 Randall Pkwy Ste 103 Wilmington, NC 28403-2564

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 Increase Square Footage from 12,230 RSF/ 10,635 ABOA to 14,165 RSF/ 12,317 ABOA SF.

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 June 25, 2016 as follows:

The Government will lease the total 14,165 RSF/12,317 ABOA SF. The lease term shall be from June 26, 2016 through June 25, 2026.

The Government shall pay the Lessor annual rent for Block A and Block B as follows:

	JUNE 26, 2016 - JUNE 25, 2021	JUNE 26, 2021 - JUNE 25, 2026
BLOCK A	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$198,310.00	\$208,225.50
TENANT IMPROVEMENTS RENT ²	\$ TBD	\$0.00
OPERATING COSTS ³	\$ 84,706.70	\$ 84,706.70
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ TBD	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$283,016.70	\$292,932.20


This Lease Amendment contains 2 pages.


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

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


FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
Name: NORMAN E. BRANKSFORD
Title: VICE PRESIDENT
Company Name: ABINTO CORPORATION
Date: 7/8/16

Signature: 
Name: Wanda P. Hardiman
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/11/16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Traci Broadwell
Title: Office Manager
Date: July 11, 2016

Il rent calculation:

(Firm Term) \$14.00 per RSF multiplied by 14,165 RSF

(Non-Firm Term) \$14.70 per RSF multiplied by 14,165 RSF

ie Tenant Improvement Allowance of TBD is amortized at a rate of 4 percent per annum over 5 years.

erating Costs rent calculation: \$5.98 per RSF multiplied by 14,165 RSF

ilding Specific Amortized Capital (BSAC) of TBD are amortized at a rate of 4 percent per annum over 5 years

ENTIONALLY DELTED

INITIALS:


LESSOR

&

GOVT