

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES LEASE AGREEMENT	LEASE AGREEMENT NO. 3	DATE 11/15/2013
	TO LEASE NO. GS-04B-61006	

ADDRESS OF PREMISE 434 Fayetteville Street, Raleigh, NC 27601-2941

THIS AGREEMENT, made and entered into this date by and between Phoenix Limited Partnership of Raleigh whose address is 434 Fayetteville Street, Suite 2060, Raleigh, NC 27601-1701

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

WHEREAS, the parties hereto desire to expand the current lease square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease, and all supplement agreements, are amended effective November 15, 2013, as follows:

Paragraph 1 is hereby deleted in its entirety and replaced as follows:

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

A total of 12,768 rentable square feet (RSF) (11,026 ANSI/BOMA Office Area square feet - ABOA) of office and related space along with three (3) structured reserved parking spaces located at BB&T/Two Hanover Square, 434 Fayetteville Street, Raleigh, NC 27601-2941 to be used for such purposes as determined by the General Services Administration.

Space shall include a portion of the previous allocation, 10,397RSF/8,963USF (Suite 700 – also designated Block A), in addition to the new expansion space consisting of 2,371rsf/2,063usf (Suite 1600 - also designated Block B)"

Paragraph 3 is hereby deleted and replaced with the attachment entitled "Exhibit A: Rental Rate Schedule for GS-04B-61006".

Paragraph 5, of the SF2, is amended to include:

"Block B (suite 1600) may be terminated in whole or in part at any time on or after November 14, 2018 by giving at least sixty (60) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

Paragraph 14, of the SF2, is hereby deleted in its entirety and replaced as follows:


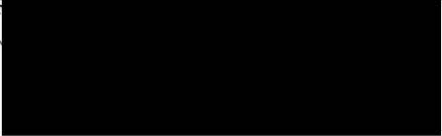
"In accordance with Solicitation of Offers 9NC2077, Paragraph 4.2.B.9., Tax adjustment, the percentage of occupancy is established at 2.8932% (12,768rsf in a building with a total of 441,298rsf)"

As part of the shell consideration, Suite 1600 (block B) shall be painted per the specs of the Lease and have the carpets cleaned. In addition, the space shall have all perimeter walls finished slab to slab. Other than those improvements, the space is to be taken "as-is".

Attached: Exhibit B, entitled "Two Hanover, Suite 1600, Two Hannover Square – 16 floor" – drawing of suite 1600 (Block B) which consists of 2,371rsf/2,063usf.

All other terms and conditions remain in full force and effect

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

LESSOR: Phoenix Limited Partnership of Raleigh By: <u>CONSULTING GROUP INC. 177 General Partner vice President</u>	(Title)
	(Address)
	<u>5 Hutton Centre Dr. # 860, Santa Ana, CA 92707</u>
US BY: 	Contracting Officer (Official Title)