

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04P-LNC62058
ADDRESS OF PREMISES 830 Florence Street, NW Concord, North Carolina 28027-5947	PDN Number: S00006656

THIS AMENDMENT is made and entered into between MITCHELL W. WATTS

whose address is: [REDACTED]

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 ISSUE NOTICE TO PROCEED AND ESTABLISH THE COSTS FOR THE TENANT IMPROVEMENT WORK.

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 15, 2015 as follows:

A. THIS LEASE AMENDMENT (LA) confirms the Notice to Proceed for the Tenant Improvements to 6,309 rentable square feet (RSF), yielding 6,309 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor of the building located at 830 Florence Street NW, Concord, North Carolina 28027-5947 under Lease GS-04P-LNC62058.

B. The Total Amount for the Work is \$281,038.71. The Cost Breakdown is as follows:

- Total Contractor Bids [REDACTED]
 - General Contractor's Fee [REDACTED]
 - Architect & Engineering Fees \$ 10,000.00
 - Other Soft Costs [REDACTED]
 - Project Management Fees [REDACTED]
- SUBTOTAL \$281,038.71**

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: [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Entity Name: [REDACTED]
Date: 7/15/2015

FOR THE GOVERNMENT: [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: Contracting Officer
GSA, Public Buildings Service
Date: 7/17/2015

WITNESSED FOR THE LESSOR BY: [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: LANDLORD REPRESENTATIVE
Date: 7/15/2015

C. THE LESSOR SHALL furnish all labor, materials, tools, equipment, services and associated work to perform alterations in accordance with the standards set forth in the lease, the Government approved design and intent drawings, the 100% Construction Documents dated November 14, 2014.

D. THIS LEASE AMENDMENT (LA) includes the following document attached hereto and incorporated in the lease Contract:

- 1. TICS Table provided by Ike's Construction dated 4/7/2015.

E. UPON FINAL EXECUTION of this LA, the Lessor shall develop a Construction Schedule within 10 Working Days. The Construction schedule shall be reviewed and approved by the Government. Progress meetings will be held weekly, as applicable.

F. All work shall commence on July 1, 2015 and substantial completion no later than November 9, 2015 (90-working days excluding holidays). Final completion of Punch list items shall be within (30) days of the date of substantial completion.

G. THE LESSOR shall notify the Lease Contracting Officer, LeShaundra Greer, in writing via e-mail LeShaundra.Greer@gsa.gov ten (10) days before substantial completion to schedule and arrange an inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of the Lessor's notification. Following the same, the rental commencement date shall be established upon acceptance of substantial completion and receipt of certification of occupancy by the Government.

H. After inspection and acceptance of the Tenant Improvement work by the Government, Tenant Improvement Allowance (\$230,008.00 at 6% for 5 years firm term) and allowance for Building Specific Security (\$10,500.00 at 6% for 5 years firm term) will commence. Any Tenant Improvement Allowance Overage (\$51,030.71 – PDN# S00006656 or Building Specific Security Allowance Overage will be paid lump sum. An advance copy of the final invoice for the Overage must be sent to LaShaundra Greer, Lease Contracting Officer, at LeShaundra.Greer@gsa.gov for review and approval. Upon approval by the Lease Contracting Officer, the Lessor must submit the properly executed invoice directly to <http://www.finance.gsa.gov> or a properly executed original invoice shall be forwarded to:

General Services Administration
FTS and PBS Procurement Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 78101-0181

A copy of the invoice (s) must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: LeShaundra Greer
77 Forsyth Street, SW
Suite G-40
Atlanta, GA 30303-3458

For an invoice to be proper, it must:

- 1. Be received after the execution of this LA.
- 2. Reference Pegasys Document Number (PDN) Number: S00006656
- 3. Include a unique, vendor-supplied invoice number
- 4. Indicate the exact payment amount requested, and
- 5. Specify the payee's name and address. Payee's name and address MUST EXACTLY match the Lessor's name and address listed above.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FORCE AND EFFECT.

INITIALS: MWA & LG
LESSOR GOVT