

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62063
ADDRESS OF PREMISES: [REDACTED] 2805 Charles Boulevard Greenville, NC 27858-5934	PDN Number:

THIS AMENDMENT is made and entered into between **MSDG Greenville, LLC**

whose address is: 2600 Chandler Drive, Bowling Green, KY 42104-0000
 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 March 1, 2013 as follows the Lessor hereby leases to the Government 10,152 rentable square feet (RSF) of office and related space, yielding 8,828 ANSI/BOMA office area of space.

1. Paragraph 3 of the lease is hereby amended as follows:

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	BUILDING SPECIFIC SECURITY	ANNUAL RENT	PRSF RATE	PUSF RATE
03/01/2013- 02/28/2023	10,152	\$142,838.64	\$60,912.00	\$0.00	\$0.00	\$203,750.64	\$20.07	\$23.08

Upon completion and acceptance of tenant improvements, the Lessor will lease to the Government a total of 13,775 rentable square feet (RSF) of office and related space, yielding 11,978 ANSI/BOMA office area square feet (ABOASF) of space and sixty-five (65) onsite parking spaces at the rate of \$20.07 prsf (exclusive of tenant improvement costs).

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: DAVID G. CRAWFORD
 Title: MEMBER
 Entity Name: MSDG GREENVILLE LLC
 Date: 3-17-13

FOR THE GOVERNMENT [REDACTED]

Signature: [REDACTED]
 Name: Heather Driskell
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 3-13-13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: DAVID G. CRAWFORD
 Title: Prop mgr
 Date: 3/13/13

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	BUILDING SPECIFIC SECURITY	ANNUAL RENT	PRSF RATE	PUSF RATE
Years 1-5	13,775	\$193,756.29	\$82,750.00	\$0.00*	\$0.00**	\$276,506.29	\$20.07	\$23.08
Years 6-10	13,775	\$247,161.25	\$82,750.00	\$0.00*	\$0.00**	\$329,911.25	\$23.95	\$27.54

2. **Paragraph 7 is hereby amended as follows:**

*The rental set forth in Paragraph 1 of this lease amendment does not include tenant improvement costs. Upon completion of the tenant improvements, the actual cost of said tenant improvements shall be reconciled and the rent will be adjusted accordingly.

3. **Paragraph 8 is hereby amended as follows:**

**The rental set forth in Paragraph 1 of this lease amendment does not include building specific security costs. Upon completion of the tenant improvements, the actual cost of said building specific security costs shall be reconciled and the rent will be adjusted accordingly.

4. **Paragraph 22 is hereby amended as follows:**

**The rental set forth in Paragraph 1 of this Supplemental Lease Agreement #1 does not include Broker Commission Credit. Upon completion of the tenant improvements, the actual cost of said Broker Commission Credit costs shall be reconciled and the rent will be adjusted accordingly.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

All other terms and conditions remain in full force and effect.

INITIALS:

DC
LESSOR

&

HR
GOVT