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|---|---------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b><br><br><b>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 5     |
|   | TO LEASE NO. GS-04B-62063 |
| ADDRESS OF PREMISES<br>[REDACTED]<br>2805 Charles Boulevard<br>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:

1. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$380,643.61 (11,978 USF x \$31.78) shall be amortized through the rent over 60 months at 6%, payable monthly at the rate of \$7,358.91 or \$88,306.89 annually, and is included in the annual rent payment identified in Paragraph 3 of the lease.
2. 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.

**Paragraph 3 of the lease is hereby amended as follows:**

| TERM                  | RSF    | SHELL RENT   | OPERATING RENT | TENANT IMPROVEMENTS | ANNUAL RENT  | PRSF RATE | PUSF RATE |
|-----------------------|--------|--------------|----------------|---------------------|--------------|-----------|-----------|
| 03/01/2013-05/31/2013 | 10,152 | \$142,838.64 | \$60,912.00    | \$0.00              | \$203,750.64 | \$20.07   | \$23.08   |

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: \_\_\_\_\_  
 Name: DAVID G. CRAWFORD  
 Title: MEMBER  
 Entity Name: MSDG GREENVILLE LLC  
 Date: 9.9.13

**FOR THE GOVERNMENT** [REDACTED]

Signature: \_\_\_\_\_  
 Name: HEATHER DRISKELL  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 9/10/2013

**WITNESSED FOR THE LESSOR BY:** [REDACTED]

Signature: \_\_\_\_\_  
 Name: Dennis Embry  
 Title: PROP MGMT  
 Date: 9/3/13

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).

| TERM                      | RSF    | SHELL RENT   | OPERATING RENT | TENANT IMPROVEMENTS | ANNUAL RENT  | PRSF RATE | PUSF RATE |
|---------------------------|--------|--------------|----------------|---------------------|--------------|-----------|-----------|
| 06/01/2013<br>-02/28/2018 | 13,775 | \$193,756.29 | \$82,750.00    | \$88,306.89         | \$364,813.18 | \$26.48   | \$30.46   |
| 03/01/2018<br>-05/31/2018 | 13,775 | \$247,161.25 | \$82,750.00    | \$88,306.89         | \$418,218.14 | \$30.36   | \$34.92   |
| 06/01/18-<br>02/28/2023   | 13,775 | \$247,161.25 | \$82,750.00    | \$0.00              | \$329,911.25 | \$23.95   | \$27.54   |

**3. Paragraph 2 of the lease contract is hereby deleted in its entirety and replaced as follows:**

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years, beginning March 1, 2013 through February 28, 2023, subject to terminable and renewable rights as may be hereafter set forth."

**4. Paragraph 4 of the Lease is hereby amended as follows:**

"4. The Government may terminate this lease, in whole or in part, at any time on or after May 31, 2018, by giving the Lessor at least 60 days notice in writing..."

**5. Paragraph 22 of the Lease is hereby amended as follows:**

In accordance to SFO 0NC2093 Paragraph 2.3 Broker Commission and Commission Credit, Jones Lang LaSalle ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between two parties. Due to the Commission Credit described in SFO 0NC2093 Paragraph 2.3, only [REDACTED] of the Commission will be payable to Jones Lang LaSalle with the remaining [REDACTED] which is the "Commission Credit" to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission credit. The Lessor has paid the broker [REDACTED] of [REDACTED] which leaves a remaining balance of [REDACTED] - [REDACTED]. The reduction of shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practical.

Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in the schedule for Adjusted Monthly Rent:

Fourth Month's Rental Payment of \$30,401.10 minus the prorated Commission Credit of [REDACTED] equals the adjusted Fourth Month's Rent of [REDACTED].

Fifth Month's Rental Payment of \$30,401.10 minus the prorated Commission Credit of [REDACTED] equals the Adjusted Fifth Month's Rent of [REDACTED].

Sixth Month's Rental Payment of \$30,401.10 minus the prorated Commission Credit of [REDACTED] equals the Adjusted Sixth Month's Rent of [REDACTED].

INITIALS:

*DL*  
LESSOR

&

*AG*  
GOVT