

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO 1 TO LEASE NO GS-04B-62235 DATE 1/9/2013 PAGE 1 of 2

ADDRESS OF PREMISES 7029 Albert Pick Road, Greensboro, North Carolina 27409-9538

THIS AGREEMENT, made and entered into this date by and between HIGHWOODS REALTY LIMITED PARTNERSHIP whose address is

420 Gallimore Dairy Rd. Suite C, Greensboro, North Carolina 27409-9544

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 effective December 18, 2012 the said Lease is amended as follows:

To Have and To Hold the said Premises with their appurtenances for the term beginning on December 18, 2012 through March 17, 2023, subject to termination and renewal rights as may be hereinafter set forth. The Government hereby leases A total of 4,590 rentable square feet (RSF) and 4,016 ANSI/BOMA Office Area square feet (ABOASF) of space. The Government shall pay the lessor annual rent of \$87,347.70 at a rate of \$19.03 per rentable square feet (PRSF) in arrears. Rent for a lesser period shall be prorated.

Effective on the day the Government inspects and accepts the Tenant Improvement buildout the Government will add 1,186 RSF and begin rent for the amortized Tenant Improvement Allowance. This will be captured in a later SLA.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR SIGNATURE [Redacted] NAME OF SIGNER Rick Dehnert ADDRESS 420 Gallimore Dairy Rd, Suite C, Greensboro, NC 27409

IN PRESENCE OF SIGNATURE [Redacted] NAME OF SIGNER Reginald Beeson ADDRESS [Redacted]

UNITED STATES OF AMERICA SIGNATURE [Redacted] NAME OF SIGNER Alvin P. Jackson OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Paragraph 3 is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

12/18/2012 – 03/17/2018	Annual Rent	Monthly Rent	Rent per RSF ¹
Shell Rent	\$ 61,047.00	\$ 5,087.25*	\$ 13.30
Operating Cost	\$ 26,300.70	\$ 2,191.73*	\$ 5.73
Tenant Improvements	\$ 0	\$ 0	\$ 0
Building Specific Security	\$ 0	\$ 0	\$ 0
Full Service Rent	\$ 87,347.70	\$ 17,504.45*	\$ 19.03

03/18/2018 – 03/17/2023	Annual Rent	Monthly Rent	Rent per RSF ¹
Shell Rent	\$ 73,256.40	\$ 6,104.70*	\$ 15.96
Operating Cost	\$ 26,300.70	\$ 2,191.73*	\$ 5.73
Tenant Improvements	\$ 0	\$ 0	\$ 0
Building Specific Security	\$ 0	\$ 0	\$ 0
Full Service Rent	\$ 99,557.10	\$ 8,296.43	\$ 21.69

Handwritten initials: KED (under 99,557.10), YED (under 8,296.43)

*Rounded

4. The Landlord acknowledges the percentage of Government occupancy within the building is established as 8.2% effective December 18, 2012.

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WITNESSES
LESSOR
GOVT
Handwritten signature