

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>_1_</u>
	TO LEASE NO. GS-04B-62396
ADDRESS OF PREMISES BBT/TWO Hanover Square 434 Fayetteville Street Suite 640 Raleigh, NC 27601-1701	PDN Number:

**THIS AMENDMENT** is made and entered into 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 amend the above Lease.

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 July 15, 2013 as follows:

This Supplemental Lease Agreement (SLA) No. 1 has been prepared to issue acceptance of, and Notice to Proceed on Lessor's proposal. The Notice to Proceed is in accordance with the estimate provided by Phoenix Limited Partnership of Raleigh, and approved attached Inner-Tech, Inc. Fit-Up Estimate. This LA further includes the acceptance of the total Tenant Improvement amount of \$158,000 for the demised premises and established tenant improvement allowance. This amount has been amortized in the rent.

Payment will be due only for items which are listed in the Inner-Tech, Inc. Fit-Up Estimate, Exhibit A attached to this LA, or requested in writing by the Contracting Officer.

The Lessor hereby waives all restoration rights for all areas affected by this alteration.  
Except as modified by this Agreement, **All other terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease, or any previous Lease Agreements, the terms and conditions of this Agreement shall control and govern.**

This Lease Amendment contains 8 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.

<b>FOR THE LESSOR:</b>	<b>FOR THE GOVERNMENT:</b>
<i>Phoenix Limited Partnership of Raleigh, LLC BY: ACQUISITION GROUP INC., its General Partner</i>	
Signature: <u>[Redacted]</u>	Signature: <u>[Redacted]</u>
Name: <u>[Redacted] TOMURA</u>	Name: <u>Elaine D. REED</u>
Title: <u>VICE PRESIDENT</u>	Title: <u>Lease Contracting Officer</u>
Entity Name: <u>ACQUISITION GROUP INC.</u>	GSA, Public Buildings Service,
Date: <u>7/16/2013</u>	Date: <u>7/22/13</u>

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
Name: [Redacted] on  
Title: Vice President, Acquisition Group, Inc., its General Partner  
Date: 7-16-2013