

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LNC62436
ADDRESS OF PREMISES 226 S. Liberty Street Winston Salem, NC 27101-5211	PDN Number:

THIS AMENDMENT is made and entered into between **Merz Family Investments (US), LLC**

whose address is: 4215 Tudor Lane Greensboro, NC 27410-8105

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 December 18, 2013:

The Government hereby accepts the Lessor's proposal (Exhibit D attached) to provide all labor and materials necessary to install and maintain the improvements and issues a **Notice to Proceed for Tenant Improvements** in the amount of a total of **\$258,875.40** [REDACTED] for AB code [REDACTED] for AB code [REDACTED] and [REDACTED] for AB code [REDACTED]). In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of **\$258,875.40** shall be amortized through the rent over 60 months at 7%, and is included in the annual rent payment identified in Paragraph 1.03 of the lease. Per paragraph 4.01 of the lease, the Lessor shall complete Tenant Improvements within 120 working days of receiving the Notice to Proceed from the Government. Any deviations from the Scope of Work (SOW) and the approved punch-list entitled (Exhibit C of the Lease) will not be permitted unless prior written authorization is obtained from the GSA Contracting officer.

Upon completion, inspection, and acceptance of the space by the Contracting Officer, a Lease Amendment will be drafted to consolidate any additional TI costs, to finalize rent payments, and to establish beneficial occupancy.

The Lessor hereby waives restoration as a result of all improvements.

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".

This Lease Amendment contains 1 page.

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:

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED] *AL REAST.*
Entity Name: MERZ FAMILY INVESTMENTS(US) LLC
Date: 12-18-2013

Signature: [REDACTED]
Name: FRANCY DUSETTI
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/18/2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 12-18-2013