

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-04B-62533
ADDRESS OF PREMISES 3511 Shannon Rd, Ste. 210 Durham, NC 27707-6330	PDN Number: n/a

THIS AMENDMENT is made and entered into between VALLEY VIEW OFFICE, LLC

whose address is: 3511 Shannon Rd, Durham, NC 27707-6330

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to add additional space.

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 TBD as follows:

Upon acceptance of the Premises as required by the Lease to Government shall occupy 12,503 ABOA sf and 14,253 rsf given a common area factor (CAF) of 1.139978409.

Paragraph 1.02 A is hereby deleted and replaced with:

Parking: 72 surface/outside parking spaces as depicted on the plan attached hereto as Exhibit A, shall be available for the use of the Government and its visitors. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the property.

Paragraph 1.03 of the Lease is hereby deleted and replaced with:

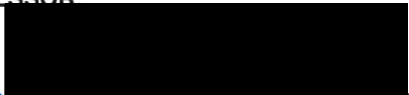
The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

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:

Signature: 
 Name: JOE M. HARRIS
 Title: MANAGER
 Entity Name: VALLEY VIEW OFFICE, LLC
 Date: 3-4-15

FOR THE GOVERNMENT:

Signature: 
 Name: Quovadis Green
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 3/12/15

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: LINDA A. ADAMS
 Title: Property Manager
 Date: 3.4.15

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$163,054.32	\$188,994.78
TENANT IMPROVEMENTS RENT ²	\$ 0	\$ 0
OPERATING COSTS ³	\$ 107,182.56	\$ 107,182.56
BUILDING SPECIFIC SECURITY ⁴	\$ 10,787.69	\$ 0
PARKING	\$ 0	\$ 0
TOTAL ANNUAL RENT	\$281,024.57	\$296,177.34

¹Shell rent (Firm Term) calculation: \$11.44 per RSF multiplied by 14,253 RSF

Shell rent (Non Firm Term) calculation: \$13.26 per RSF multiplied by 14,253 RSF

²The Tenant Improvement Allowance of \$0 is amortized at a rate of 0 percent per annum over 0 years.

³Operating Costs rent calculation: \$7.52 per RSF multiplied by 14,253 RSF

⁴Building Specific Security Costs of \$44,336.00 are amortized at a rate of 8 percent per annum over 5 years

The commencement date of the Lease and the firm and non-firm term shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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."

INITIALS:


LESSOR

&


GOVT