

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04P-LNC62546
LEASE AMENDMENT	
ADDRESS OF PREMISES 721 Medical Center Drive Wilmington, NC 28401-7596	PDN Number: N/A

THIS AMENDMENT is made and entered into between Seamist Properties, LLC

whose address is: 3807 Peachtree Avenue
Wilmington, NC 28403-6723



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

WHEREAS, the parties hereto desire to amend the above Lease, effective June 2, 2014.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to issue Notice to Proceed (NTP) for the construction of tenant improvements outlined in the bid received June 13, 2014 (bid details attached hereto as Exhibit A) for the [REDACTED] at 721 Medical Center Drive, Wilmington, NC 28401-7596 (attached hereto).

This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$139,372.80. Upon completion, inspection, and acceptance of the tenant improvements as signified by an executed Lease Amendment, the final amount of Tenant Improvement Rent will be determined, and in accordance with Lease Paragraphs 1.03.C and 1.09, final rent table and commission credit will be established.

As outlined in Exhibit A to this Lease Amendment, the Lessor has agreed to pay for the following (and in the following amounts) at no additional cost to the Government:

Speed Humps	[REDACTED]	Agreed and Accepted	
[REDACTED]	[REDACTED]		
Additional Area Light	[REDACTED]		
Wall Pack Lights	[REDACTED]	Lessor	Government
Total	\$14,049.00		

This Lease Amendment contains 4 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: [REDACTED]
 Name: WALTER PETER AVENY
 Title: MANAGER
 Entity Name: SEAMIST PROPERTIES, LLC
 Date: 8-7-14

FOR THE GOVERNMENT: [REDACTED]
 Signature: [REDACTED]
 Name: Leonardina Greer
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 8/20/2014

WITNESSED FOR THE LESSOR BY:
 [REDACTED]
 Signature: [REDACTED]
 Name: WALTER PETER AVENY
 Title: AUTHORIZED AGENT
 Date: 8-7-14

By acceptance of the Lease Amendment (LA), the Lessor's further substantiates that no costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional changes orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.

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INITIALS: MDD & LA
LESSOR GOV'T