

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 1 </u>
	TO LEASE NO. <u>GS- 04B - LNC62604</u>
ADDRESS OF PREMISES : 3205 Randall Parkway, Suite 103 Wilmington, NC 28403-2564	PDN Number:

THIS AMENDMENT is made and entered into between Abinto Corporation

whose address is: 3205 Randall Parkway 2nd Floor, suite 202, Wilmington, NC 28403-2564

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 reconcile the lease to start rental payments.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree upon the Government's execution said Lease is amended, effective October 01, 2014 as follows:

- I. Lease Agreement (LA) No. 1 has been prepared to adjust the annual cost to pay only shell and operating. Tenant Improvement will not be done in the space.
- II. **1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)** is hereby deleted and replaced as follows:

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

<Continue on Page 2>


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.

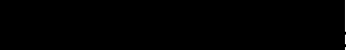
FOR THE LESSOR:

FOR THE

Signature: 
Name: NORMAN E. BRATTON
Title: VICE PRESIDENT
Entity Name: ABINTO CORPORATION
Date: 10/3/14

Signature: 
Name: LESLIE M. GOSSEL
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 10/7/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: MARK J. BOURGET
Title: OPERATIONS MANAGER
Date: 10/3/14

	OCTOBER 1, 2014-SEPTEMBER 30, 2019
	ANNUAL RENT
SHELL RENT ¹	\$41,592.88
TENANT IMPROVEMENTS RENT ²	\$0.00
OPERATING COSTS ³	\$ 23,750.02
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 0.00
PARKING ⁵	\$ 0.00
TOTAL ANNUAL RENT	\$65,342.90

¹Shell rent (Firm and Soft Term) calculation: \$10.28 per RSF multiplied by 4,046 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 7 percent per annum over 0 years.

³Operating Costs rent calculation: \$5.87 per RSF multiplied by 4,046 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0.00 percent per annum over 0 years

⁵Parking costs described under sub-paragraph G below

III. 1.13 Operating Cost Bas (Aug 2011)

The Parties agree that for the purpose of applying the paragraph titles "Operating Cost Adjustment" that the Lessor's base rate for operating costs shall be \$5.87 per RSF (\$23,750.02/annum).

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INITIALS: UQP & LA
LESSOR GOVT