

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>3</u>
	TO LEASE NO. <u>GS- 04B - LNC62617</u>
ADDRESS OF PREMISES : 609 Shipyard Blvd Wilmington, NC 28412-6562	PDN Number:

**THIS AMENDMENT** is made and entered into between Wrightsville Park, LLC

whose address is: 1620 Harbour Dr., Wilmington, NC 28401 - 7716

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 lease to add Tenant Improvement cost.

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 September 01, 2015 as follows:

- I. Lease Agreement (LA) No. 3 has been prepared to adjust the annual cost to add Tenant Improvement cost to rental rate.
- II. **1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)**

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

	FEBRUARY 1, 2014- AUGUST 31, 2015	SEPTEMBER 1, 2015- AUGUST 31, 2020	SEPTEMBER 1, 2020- JANUARY 31, 2024
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$20,595.32	\$20,595.32	\$20,595.32
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00	\$16,042.29	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 11,450.42	\$11,450.42	\$11,450.42
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 0.00	\$0.00	\$0.00
PARKING <sup>5</sup>	\$ 0.00	\$0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$32,045.74</b>	<b>\$48,088.03</b>	<b>\$32,045.74</b>

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: Steve C. McMeekin  
 Title: Member Manager  
 Entity Name: Wrightsville Park, LLC  
 Date: 8-18-15

**FOR THE**

Signature:

Name: LeShaundra Greer  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 9/1/2015

**WITNESSED**

Signature:

Name: Susan Sciffel  
 Title: Property Manager  
 Date: 8-18-15

<sup>1</sup>Shell rent calculation:

(Firm Term) \$12.23 per RSF multiplied by 1,684 RSF

(Non Firm Term) \$12.23 per RSF multiplied by 1,684 RSF

<sup>2</sup>The Tenant Improvement Allowance of 68,325.00 is amortized at a rate of 6.5 percent per annum over 5 years. 2014 *JA*

<sup>3</sup>Operating Costs rent calculation: \$6.79 per RSF multiplied by 1,684 RSF. Operating rent is inclusive of CPI through 2015:

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 00 years

<sup>5</sup>Parking costs are for 00 reserved parking spaces and 00 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month.

**III. 1.05 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in part, at any time effective on or after **AUGUST 31, 2020** of this Lease, by providing not less than **90** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS:

*[Signature]*  
LESSOR

&

*[Signature]*  
GOV'T