

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-04P-LNC62595
ADDRESS OF PREMISES Situs III, 1100 Situs Court, Raleigh, NC 27606-4295	PDN Number:

THIS AMENDMENT is made and entered into between Highwoods Realty Limited Partnership

whose address is: 3100 Smoketree Court, Suite 600, Raleigh, NC 27604-1050

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 19, 2016 as follows: Paragraph 1.04 is replaced in its entirety with the following paragraph.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015)

Cushman & Wakefield U.S., Inc. previously known as DTZ Americas Inc. d.b.a Cushman & Wakefield (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to Cushman & Wakefield U.S., Inc. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

A. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$37,417.55 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent,*p

Month 2 Rental Payment \$37,417.55 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph 1.03, "Rent and Other Consideration." The Commission and Commission credit may change subject to Government occupancy space before December 31, 2016.

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:

Signature:

Name:

Title:

Entity Name:

Date:

Thomas S. Hill III
Vice President and Division
Highwoods Realty Limited Partnership
9/16/16

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

Alvin P. Jackson
Lease Contracting Officer
9/20/2016

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

W. Jane Doggett
Senior Leasing Representative
9/16/16