

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
LEASE AMENDMENT	TO LEASE NO. GS-Q4P-LSC60029
ADDRESS OF PREMISES FABER PLAZA 4400 Leeds Avenue North Charleston, SC 29405-8521	PDN Number:

THIS AMENDMENT is made and entered into between DURLACH TCA Charleston LLC, a Delaware Limited Liability Company whose address is: 25 Calhoun Street, Suite 310, Charleston, SC 29401-3503, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above *Lease Contract*: Commencement Date to begin on November 1, 2016. Ten (10) Years, Five (5) Years Firm (November 1, 2016 through October 31, 2026).

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 upon execution by the Government, as follows:

Paragraph 1.03 (A) of GSA Form L100 (09/15) is hereby deleted entirely and replaced as follows:

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

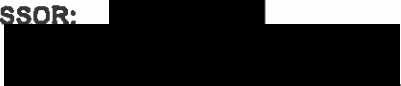
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM 11/01/2016 – 10/31/2021	NON FIRM TERM 11/01/2021 – 10/31/2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$220,767.11	\$308,411.39
TENANT IMPROVEMENTS RENT ¹	\$87,644.24	\$0.00
OPERATING COSTS ³	\$58,607.00	\$58,607.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ N/A – NOT REQUIRED BY GSA	\$ N/A – NOT REQUIRED BY GSA
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$367,018.35	\$367,018.39

This Lease Amendment contains 2 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.

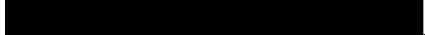
FOR THE LESSOR:

Signature: 
Name: MARCUS R. DURLACH III
Title: MANAGER
Entity Name: DURLACH TCA Charleston LLC
Date: 12-07-16

FOR THE GOVERNMENT:

Signature: 
Name: Darnell Chavis
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/15/2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Bedie Kinney
Title: CFO, Durlach Assoc. Agent
Date: 12/07/2016