

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA60047
ADDRESS OF PREMISES: 3875 Fabre Place, North Charleston, SC 29405	PDN Number: NA

THIS AMENDMENT is made and entered into between 3875/3955 Fabre Place LLC

whose address is: 126 Meeting Street Charleston, SC 29405-2218

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 establish beneficial occupancy in accordance with Lease Contract Paragraph 1.01(A) and establish the release of Tenant Improvement (TI) Rent upon completion of the TIs.

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 August 12, 2014 to establish beneficial occupancy and lease term of Lease GS-04P-LSC60047. Paragraphs 1.01(A, B) and 1.03 (A) are deleted in their entirety and the following substituted therefore, in addition to Section 1.19 Termination Rights;

1 Lease Term

TO HAVE AND TO HOLD the said premises with their appurtenances for the Ten (10) YEAR, five (5) year firm term beginning on August 12, 2014 through August 11, 2024.

2 Paragraph 1.01 The Premises (Jun 2012)

The Premises are described as follows:

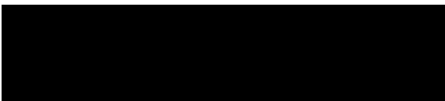
- A. Office and Related Space: The Lessor hereby leases to the Government a total of 26,175.00 RSF (23,061.00 ANSI/BOMA Office Area (ABOA)) located at 3875 Fabre Place, North Charleston, SC 29405.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 1.14 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest who percentage, shall be used for purposes of rental adjustments with the Payment Clauses of the General Clauses.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 

Signature: 

Name: JOSEPH L. JANSBERG, JR

Name: Kelli D. Rollins

Title: MANAGER

Title: Lease Contracting Officer

Entity Name: 3875/3955 FABRE PLACE LLC

Entity Name: GSA, Public Buildings Service

Date: January 8, 2014

Date: 8/8/2014

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: SHARON O. PETTIE

Title: _____

Date: January 8, 2014

