

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LSC60083
LEASE AMENDMENT	
ADDRESS OF PREMISES 3955 Faber Place Drive North Charleston, SC 29405-8580	PDN Number: N/A

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

whose address is: 126 Meeting Street  
Charleston, SC 29401-2218

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, effective October 15, 2014.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to expand the Premises by 1,055 ABOASF (1,209 RSF) making the total Premises 4,255 ABOASF (4,875 RSF) based on the offer dated September 8, 2014.

1. Paragraph 1.01 of the Lease is hereby deleted in its entirety and replaced as follows:

"1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

A. Office and Related Space: 4,857 rentable square feet (RSF), yielding 4,255 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 3rd floor(s) and known as Suite(s) 302, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as 1.14148 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses."

2. Paragraph 1.03 of the Lease is hereby deleted in its entirety and replaced as follows:

This Lease Amendment contains 3 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 GOVERNMENT:

Signature: [Redacted]  
Name: JOSEPH E. THOMPSON, JR  
Title: MANAGER  
Entity Name: 3875/3955 FABER PLACE, LLC  
Date: 9/24/14

Signature: [Redacted]  
Name: Darnell Chavis  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 9/25/14

WITNESSED BY:

Signature: [Redacted]  
Name: [Redacted]  
Title: [Redacted]  
Date: 9/24/14





Month's Rental Payment \$13,206.99 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.\*  
\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

4. Paragraph 1.13 of the Lease is hereby deleted in its entirety and replaced as follows:

**"1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 7.4462 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 4,857 RSF by the total Building space of 65,219 RSF."

5. Paragraph 1.15 of the Lease is hereby deleted in its entirety and replaced as follows:

**"1.15 OPERATING COST BASE (AUG 2011)**

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$3.72 per RSF (\$27,782.04/annum)."

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INITIALS:

  
LESSOR

&

  
GOVT