

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-LSC62009
<b>ADDRESS OF PREMISES</b> Liberty Center 151 Meeting Street, 2 <sup>nd</sup> Floor Charleston, SC 29401-2238	PDN Number:

**THIS AMENDMENT** is made and entered into between **LIBERTY OFFICE, LLC** whose address is: 4530 Park Road, Suite 300, Charlotte, NC 28209-3790 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 issue a Limited Notice to Proceed for Tenant Improvements and Notice to Proceed for BSAC:

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 Government Execution as follows:

**A. LIMITED NOTICE TO PROCEED TENANT IMPROVEMENTS**

The Government has reviewed the Tenant Improvement Price Proposal dated November 26, 2014 submitted by the Lessor and hereby issues a Limited Notice to Proceed for the amount of the Tenant Improvement Allowance of \$505,994.00. The Lessor is instructed to commence construction upon receipt of this Lease Amendment (LA) number three (#3).

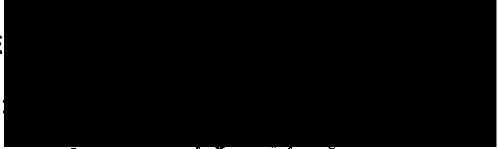
The Government will issue a full NTP for the remaining value in a future Lease Amendment. Any value above \$505,994.00 is not approved at this time.

**B. NOTICE TO PROCEED BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)**

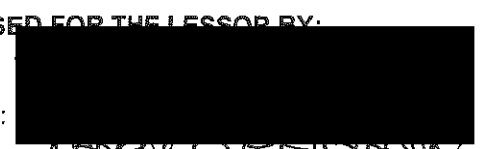
The Government has reviewed the BSAC Price Proposal dated November 26, 2014 submitted by the Lessor and hereby issues a Notice to Proceed for the amount of the \$28,459.47. The Lessor is instructed to commence construction upon receipt of this Lease Amendment (LA) number three (#3) for BSAC work.

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**   
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Owner  
 Entity Name: Liberty Office LLC  
 Date: 12/9/14

**FOR THE GOVERNMENT:**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**   
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Moni Agut  
 Date: 12/9/14

**C. CONSTRUCTION SCHEDULE AND SUBSTANTIAL COMPLETION**

The Lessor shall provide a construction schedule with detailed listing of work, phases, and starting and ending dates within five (5) working days upon receipt of this LA #3. The Government understands that there will be a lag of four (4) weeks from the issuance of this NTP to the actual start of physical construction in Phase One due to the carpet material order process.

The Lessor will be held to the lease allowed construction phase of ninety (90) working days. The Government's decision to allow a lag of four (4) calendar weeks to the start of construction is solely for the benefit of the Agency and to keep the construction schedule seamless. The Lessor is still responsible for any delays after receipt of this NTP if the work does not commence within four (4) calendar weeks and complete within ninety (90) working days from that start date.

The Lessor shall issue a Notice of Impending Substantial Completion no later than ten (10) working days prior to completion of the space. Substantial completion is defined in the Lease Section 4.11 and the Government will determine if the space is accepted at a site inspection.

INITIALS: JWP & DC  
LESSOR GOV'T