GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1	
LEASE AMENDMENT	TO LEASE NO. GS-04B-60309	
PREMISE: 10 Gienlake Parkway N.E. Atlanta, Georgia 30328-3495	PDN Number:	

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

Whose address is 3100 Smoketree Court Raleigh, N.C.27604-1086

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

WHEREAS, the parties hereto desire to amend the above Lease via a Lease Amendment (LA) to issue a Notice To Proceed (NTP) with the renovation and construction at the premises described above.

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 February 4, 2015 as follows:

1). This Lease Amendment (LA #1) establishes the Notice To Proceed with the remainder of the alterations to the space in accordance with Exhibit A, the Lease (Scope of Work) provided under separate cover at a cost outlined in the attached "Tenant Improvement Cost Summary(TICS) herein(page 1) as shown.

The Government hereby agrees to reimburse the Lessor, via lump sum payment, for the work outlined on the attached Exhibit A(Lease) in the amount of \$91,287.40, for the work over and above the established Tenant Improvement Allowance(\$909,404.60) that is being reimbursed in the rent. Upon completion of the government's review of the Lessor's actual paid bills, the Lessor shall submit a proper invoice for payment.

Invoicing Instructions: Vendors or lessors should be instructed to submit invoices electronically on the Finance Website at www.finance.gsa.gov.

Vendors or lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

GSA, Greater Southwest Finance Center PO BOX 17181 Fort Worth, TX 76102

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

FOR THE LE	SSOR:	FOR THE	
Signature: Name: Title:	Vice President Dv	Signature Name: Title:	Lease Contracting Cincer
Entity Name:	Highwoods Realty Limited Partnership	Entity:	GSA,/Public Buildings Service,
Date:		Date:	2/26/2015

Signature:
Name:
Title:
Date:

Whereas the occupying tenant agency does not have contractual authority to enter into any agreements with the Lessor's representatives for improvements, changes, or modifications of this lease agreement unless, approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

- 2. The Government hereby issues a Notice To Proceed (NTP) in the amount of \$91,287.40.
- 3. The Lessor shall prepare and provide to the Government, for the Government's approval, a Construction Document detailing the renovation for the space located at 10 Glenlake Parkway N.E., Dunwoody, GA. The Construction Documents for the purposes of this lease, are defined as fully-dimensioned and other documents (i.e. specifications, schedules, reports, estimates) which shall reflect requirements that are substantially the same as that specified by the Government's Scope of Work (Lease Agreement) as well as the cost estimate attached to this Lease Amendment #1(LA) or requested in writing by the Contracting Officer. The Exhibit "A" consists of the Lease and the contractor's price proposals adding up to \$91,287.40 the lump-sum amount.
- 4. The Lessor shall proceed with due diligence to provide all labor and materials necessary to prepare the Construction Documents as indicated in the attached Scope of Work labeled Exhibit "A" within 180 working days of execution of this Lease Amendment by the Government.
- 5. Review. The Government retains the right to review, approve, and request modifications (if necessary) to the Lessor's Construction Document drawings. The Government's review and approval of the drawings is limited as to the drawings' conformance to the specific requirements of the SOW and the agency's needs as they apply to the specific leased space. The Government shall perform all reviews of construction drawings within 10 working days of receipt of such from Lessor. Should the Government require that modifications be made to the Lessor's Construction Document before approval can be granted, the Government shall state as such in writing to the Lessor, and the Lessor shall have 10 working days to cure all noted defects before returning the Construction Document to the Government for a subsequent review...
- 6. LUMP SUM Payment. The Lessor will be paid a lump sum payment in the amount of \$91,287.40 after completion, approval, and acceptance by the GSA.

Except as modified in this agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

Lessor Gov't