

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LNC60487
ADDRESS OF PREMISES 1801 Stanley Rd Greensboro, NC 27407-2640	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Boyd Greensboro II GSA, LLC** whose address is: 303 W Madison St., Ste. 1925, Chicago, IL 60606-3304 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 provide a notice to proceed on Tenant Improvements (TI) and Building Specific Amortized Capital (BSAC) installation based on the TI construction proposal from TriStar including alternative #1, #4, and #5 (Exhibit A) at a total of \$74,828.20 which includes a 15% addition for overhead and the BSAC construction proposal (Exhibit B) at a total of \$2,503.

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 August 31, 2016, as follows:

	FIRM TERM APRIL 3, 2016 – APRIL 2, 2021	FIRM TERM APRIL 3, 2021 – APRIL 2, 2026	NON FIRM TERM APRIL 3, 2026 – APRIL 2, 2031
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$33,376.48	\$36,072.48	\$38,768.48
TENANT IMPROVEMENTS ²	\$TBD	\$TBD	\$0.00
OPERATING RENT ³	\$10,853.00	\$ 10,853.00	\$ 10,853.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$TBD	\$TBD	\$0.00
TOTAL ANNUAL RENT	\$44,229.48	\$46,925.48	\$49,621.48

¹Shell rent calculation:

(Firm Term 1) \$12.38 per RSF multiplied by 2,696 RSF
(Firm Term 2) \$13.38 per RSF multiplied by 2,696 RSF
(Non Firm Term) \$14.38 per RSF multiplied by 2,696 RSF

²Tenant Improvements of \$74,828.20 are amortized at a rate of 8 percent per annum over the remainder of the firm term. Tenant Improvement payments will begin upon acceptance and shall be documented by a Lease Amendment.

³Operating Costs rent calculation: \$10,853.00 divided by 2,696 RSF


⁴Building Specific Amortized Capital (BSAC) of \$2,503.00 are amortized at a rate of 8 percent per annum over the remainder of the firm term. BSAC payments will begin upon acceptance and shall be documented by a Lease Amendment.


This Lease Amendment contains 8 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.

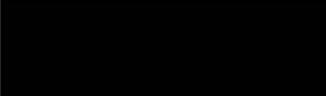
FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Authorized Signatory
Entity Name: Boyd Greensboro II GSA, LLC
Date: 9/23/2016

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/23/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Authorized Signatory
Date: 9/23/16