

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	
LEASE AMENDMENT	LEASE AMENDMENT No. 6
ADDRESS OF PREMISES Park Office Center 800 Park Drive Durham, NC 27709-4385	TO LEASE NO. GS-04B-62477

THIS AGREEMENT, made and entered into this date by and between **Davis 54, LLC**
whose address is: **12 Davis Drive, PO Box 12255, Research Triangle, NC 27709-0003**

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 order tenant improvements and establish a partial notice to proceed.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- 1.) The Lessors Tenant Improvement Allowance authorized by the lease is **\$1,262,309.28**;
- 2.) The Lessor has presented pricing proposals for the below listed changes to the lease which the government has deemed fair and reasonable:

Total Additional RWA funding authorized to date by LA #5		\$ 907,837.54	
HINES#4	Rework Power Block		EXHIBIT A
HINES#5	Install owner provided AV blocks		EXHIBIT B
HINES#6	Install Power Circuit in Storage RM5092		EXHIBIT C
HINES#7	Directors area corridor wall alignment change		EXHIBIT D
HINES #9	ARO Door Hardware esthetic match		EXHIBIT E
HINES #12	Sealing 4th Floor Server Room		EXHIBIT F
HINES #13	Change Power Requirements at [REDACTED] and IT Rooms		EXHIBIT G

This Lease Amendment contains 12 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 [REDACTED]
Signature: _____
Name: LINDA HALL
Title: CFO
Entity Name: Davis 54, LLC
Date: 3/2/16

FOR THE GOVERNMENT [REDACTED]
Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service, 4PBIDA
Date: March 23, 2016

WITNESSED [REDACTED]
Signature: _____
Name: Van T. Ly
Title: Sr. Financial Accountant
Date: 3/2/2016

HINES #14	Installation of Electrical Poke Through in Red Space Conference Room	[REDACTED]	EXHIBIT H
HINES #15	Install Ground Bar in 4th Floor Server Room	[REDACTED]	EXHIBIT I
HINES #16	Backerboard Install in Red Space Conference Room	[REDACTED]	EXHIBIT J
	<i>Total Change Order RWA funding authorized by LA #6</i>	\$17,014.00	
HINES #1	Credit to Change Order #1 – Lower Cost of Construction	[REDACTED]	
Total RWA funding authorized to date		\$924,755.54	

2). This Lease Amendment (LA) No. 6 is your **Notice to Proceed (NTP)** to furnish and install tenant improvements as required and outlined in **Lease No. GS-04B-62477** together with its Lease Amendments to the limit of the tenant improvement costs of **\$2,187,064.82** which is comprised of TI Allowance in the lease in the amount of **\$1,262,309.28** and RWA costs in the amount of **\$924,755.54**.

INITIALS: JKH & [Signature]
 LESSOR & GOV'T