

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS- 40P- LSC60084
ADDRESS OF PREMISES 1849 PARIS AVENUE PORT ROYAL, SC. 29935- 1927	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between: Port Royal center Associates, L.P.

whose address is: 1706 Ribaut Road, Port Royal, SC. 29935-1927

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

**WHEREAS**, the parties hereto desire to amend the above Lease. .

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 amend paragraph 1.08- "Tenant Improvements and pricing", to amend the lease term and to amend paragraph 1.03 – "the cost break down for rental consideration" effective June 10, 2015.

**1. Paragraph 1.08 "Tenant Improvements and Pricing" is hereby amended to reflect the following:**

The tenant improvement allowance (TIA) for purposes of this Lease is **\$229,688.55** per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for the Tis. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of **6.9%** percent. The Government shall have the right to make lump sum payments for any or all TI work.

**2. Lease Term of Lease is hereby amended to reflect the following:**

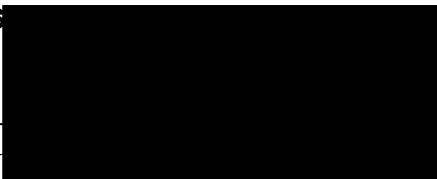
To have and to hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 10 years, 7 years firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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 LESSOR**



Signature: \_\_\_\_\_

Name: \_\_\_\_\_

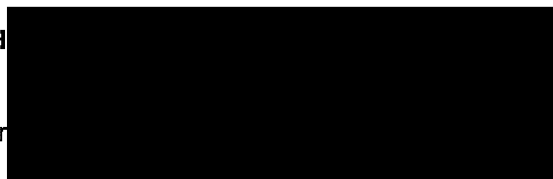
Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Date: \_\_\_\_\_

Port Royal Center Assoc  
6/16/15

**FOR THE GOVERNMENT**



Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Lease Contracting Officer  
GSA, Public Buildings Service,  
6/19/15

**WITNESSED FOR THE LESSOR BY:**



Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

VP, Citic National Bank  
6/16/15

**1. Paragraph 1.03 “Rent and Other Considerations” is hereby amended to add the cost break-down associated with rental consideration for the term of the lease.**

A. The Government shall pay the Lessor annual rent, payable in monthly installments, in arrears, at the following rates:

	<b>Firm Term</b>	<b>Non-Firm Term</b>
	<b>Annual Rent</b>	<b>Annual Rent</b>
<b>Shell Rent</b>	\$55,483.35	\$55,483.35
<b>Operating Rent</b>	\$14,766.70	\$14,766.70
<b>Tenant Improvement</b>	\$41,464.79	\$0.00
<b>Total Annual Rent</b>	\$111,714.84	\$70,250.05

<sup>1</sup>Shell Rent Calculations \$23.07 PRSF multiplied by 2,405 RSF

<sup>2</sup>Operating Rent Calculations \$6.14 PRSF multiplied by 2,405 RSF

<sup>3</sup>The Tenant Improvement Allowance of \$229,688.55 is amortized at a rate of 6.9 percent per annum over 7 years, yielding a rate of \$17.24 PRSF.

INITIALS: JKK 6/14/15 & DDC  
 LESSOR GOVT