

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-048-60402
ADDRESS OF PREMISES: 1825 CENTURY BLVD ATLANTA GA 30345-3119	PDN Number:

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

whose address is: 3500 Lenox Road, Suite 850
Atlanta, GA 30326-4264

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 add a Tenant Improvement Allowance of \$1,500,000 to the rental rate.

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 January 22, 2018 as follows:

Paragraphs 3 & 4 of the original Lease Agreement are hereby amended to read as follows:

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:


<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE(RSF / BUSF)</u>	<u>MONTHLY</u>
07/08/2017 – 04/30/2018	\$2,227,510.01	\$22.098 / \$24.072	\$185,625.83
05/01/2018 – 07/07/2027	\$2,440,649.35	\$24.212 / \$26.375	\$203,387.45

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.

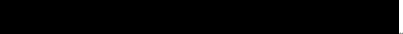
FOR THE LESSOR:

Signature: 
Name: Jim Bacchetta
Title: Vice President
Entity Name: Highwoods Realty Limited Partnership
Date: 2-7-18

FOR THE GOVERNMENT:

Signature: 
Name: Craig Thomas
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/8/18

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Michelle Coleman
Title: Lease Administration
Date: 2-7-18

	07/08/2017 - 4/30/2018	05/01/2018 - 07/07/2027	100,800 RSF/ 92,543 BOMA
Shell Rent	\$1,669,475.72	\$1,669,475.72	\$16.562 RSF \$18.04 BOMA
Operating Cost	\$ 558,034.29	\$558,034.29	\$5.536 RSF \$6.03 BOMA
Tenant Improvement	\$ 0.00	\$213,139.34	\$2.114 RSF \$2.303 BOMA
Total Annual Rent	\$2,227,510.01	\$2,440,649.35	\$24.212 RSF \$26.375 BOMA

¹Shell rent calculation

Firm Term (07/08/17 - 07/07/27) (\$16.56226 per RSF multiplied by 100,800 RSF

²Operating Costs rent calculation

07/08/17 - 07/07/27: \$5.53605 per RSF multiplied by 100,800 RSF

³Tenant Improvement Cost calculation:

05/01/18 - 07/07/27: \$1,500,000.00 amortized at a rate of 6% over 110 months. Monthly amount equals \$17,761.61.

A SUBSEQUENT LEASE AMENDMENT (LA) WILL BE DRAFTED TO ISSUE A NOTICETO PROCEED TO PERFORM THE TENANT IMPROVEMENT CONSTRUCTION AFTER INSPECTION AND ACCEPTANCE OF THE CONSTRUCTION. A SUBSEQUENT LA WILL BE DRATED TO RECONCILE THE TI PORTION OF THE RENT AND TO START THE ACTUAL RENT START DATE FOR THE TI PORTION OF THE ANNUAL RENT.

4. The Government reserves the right to terminate this lease, in whole or in part, at any time on or after July 7, 2027, by giving the Lessor at least sixty (60) days' notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

INITIALS:


LESSOR

&


GOVT