

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04P-LNC00160
LEASE AMENDMENT ADDRESS OF PREMISES 101 S. Edgeworth Street, Greensboro, North Carolina 27401-6024	PDN Number: N/A

THIS AMENDMENT is made and entered into between SPI Fedlaw Greensboro, LLC

whose address is: 600 Hermitage Road.
Charlotte, NC 28207-1846

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

WHEREAS, the parties hereto desire to amend the above Lease, effective July 5, 2017.

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 issue Notice to Proceed (NTP) for the construction of tenant improvements outlined in the bid received February 16, 2017 and Revised June 27, 2017 (bid details attached hereto as Exhibit A, Exhibit A-1, Exhibit A-2 and Exhibit A-3) for the [REDACTED] at 101 S. Edgeworth Street, Greensboro, North Carolina 27401-6024 (attached hereto). Note: Adjustments for overall soft cost per agency will be adjusted and clarified in later Lease Amendment decreasing US Attorney's and increase remaining agencies as such.

This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$1,060,311.22. Upon completion, inspection, and acceptance of the tenant improvements as signified by an executed Lease Amendment, the final amount of Tenant Improvement Rent will be determined, and in accordance with Lease Paragraphs 1.03.C and 1.09, final rent table will be established.

Agency	Tenant Improvement Funds	TI Concessions	Rest Room - TI Concessions
[REDACTED]	\$622,220.17	\$120,591.71	\$70,164.15
		\$208,443.38	
		\$38,891.81	
Total	\$622,220.17	\$367,926.90	\$70,164.15

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:

Signature: [REDACTED]
 Name: J. Todd Willett
 Title: Director of A&AS
 Entity Name: SPI Fedlaw, LLC
 Date: 9/20/17

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: LeShaundra Greer
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 1/5/2018

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Michelle Corbett
 Title: Senior Lease Administrator
 Date: 9/20/17

By acceptance of the Lease Amendment (LA), the Lessor's further substantiates that no costs associated with the building shell items have been knowingly included in the tenant improvement pricing outside of what the lease notes. If there are additional changes orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.

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INITIALS:

LESSOR

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GOVT