

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 2

DATE
4-13-12

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B- 50010

ADDRESS OF PREMISES The Alamance Building
 4905 Koger Boulevard
 Greensboro, NC 27407-2711

THIS AGREEMENT, made and entered into this date by and between **Greensboro Office Investment, LLC**

- Whose Address is: c/o Allegiance Realty Corporation
- 4201 Congress Street, Suite 451
- Charlotte, NC 28209-4617

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, effective January 1, 2012, as follows:

This Supplemental Lease Agreement (SLA #2) addresses [REDACTED] SFO# 9NC2098.

Paragraph 1 is hereby restated to reflect the following:

The Lessor hereby leases to the Government the following described premises:

A total of 86,190 Rentable Square Feet (RSF) of office and related space, consisting of 76,962 ANSI/BOMA Office Area Square Feet (ABOASF) on at The Alamance Building, 4905 Koger Boulevard, Greensboro, North Carolina 27407-2711.

Paragraph 3 is hereby amended to reflect the following:

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

TERM	ANNUAL RENT	TENANT IMPROVEMENT	RATE per RSF	RATE per ABOASF	MONTHLY RATE
7/1/2011-12/31/2011	\$433,535.70	\$0.00	\$5.03	\$5.63	\$36,127.975
1/1/2012-6/30/2012	\$1,769,480.70	\$468,437.21	\$20.53	\$22.99	\$147,456.72
7/1/2012-6/30/2016	\$2,203,016.40	\$468,437.21	\$25.56	\$28.62	\$183,584.70
7/1/2016-6/30/2021	\$1,400,587.50	\$0.00	\$16.25	\$18.20	\$116,715.625

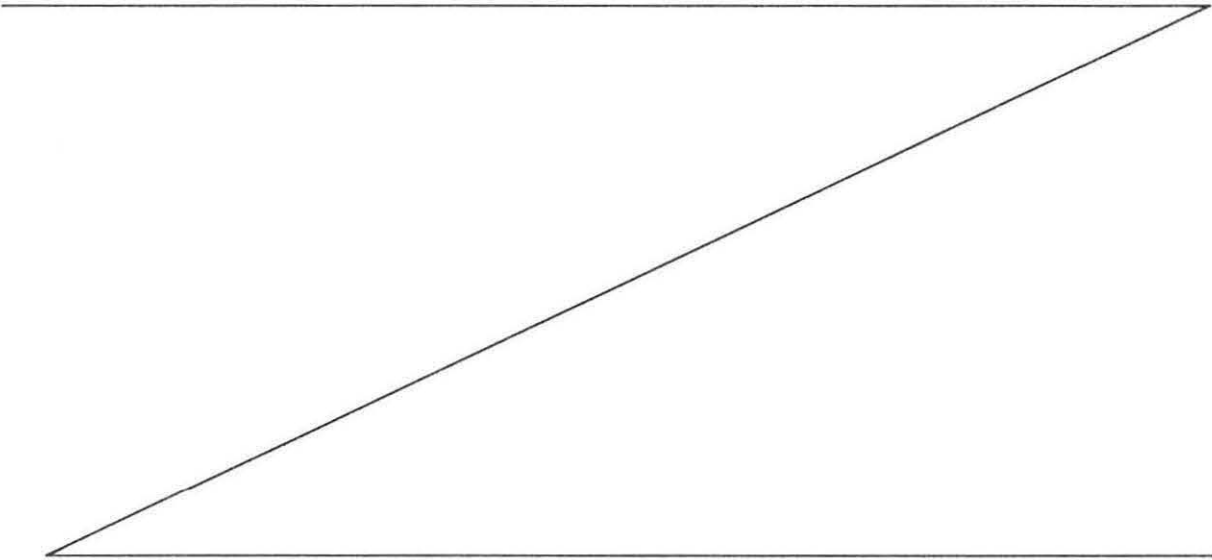
Paragraph 10 is hereby amended to reflect the following:

The rent rate in Paragraph 3 for the period of five (5) years includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 9NC2098, the Tenant Improvement allowance (T/I) provided in the lease is a total of \$2,169,986.76. Of that allowance, a total of \$2,107,967.46 was expended and will be amortized at an interest rate of 0% over 54 months at a rate of \$6.09 per ABOASF (\$5.43 per RSF). The total costs of change orders is \$44,690.10 to be paid via lump sum payment upon completion, inspection and acceptance of the Scope of Work by the Government. Payment is predicated on receipt of this signed SLA and a certified invoice at the time of work completion. All invoices shall be submitted electronically to www.finance.gsa.gov or via mail to: U. S. General Services Administration, Finance Division – 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181.

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Paragraph 11 is hereby amended to reflect the following

11. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 9NC2098, the shell rate is established as \$.97 per RSF (\$1.09 per ABOASF, rounded) for months 1-6, totaling \$83,604.30 per annum, the shell rate is established as \$12.36 per ABOASF (\$11.04 per RSF, rounded) for months 7-12, totaling \$951,112.09 per annum; the shell rate is established as per \$18.00 ABOASF (\$16.07 per RSF, rounded) for months 13-60 totaling \$1,384,647.79 per annum and as \$13.65 per ABOASF (\$12.19 per RSF, rounded) for months 61-120 totaling \$1,050,656.10 per annum.



-END OF DOCUMENT-

All other terms of this lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

ESSOP: Greensboro Office Investment, LLC

[Redacted Signature]

Christopher R. Smith

IN P [Redacted Signature]

4201 Congress St. Charlotte NC
(Address)

[Redacted Signature]

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION
(Official Title)