

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 7-26-10
	TO LEASE NO. GS-04B-50044	

ADDRESS OF PREMISES **1801 STANLEY ROAD, SUITE 312
GREENSBORO, NC 27407-2644**

THIS AGREEMENT made and entered into this date by and between **GREENSBORO OFFICE INVESTMENT, LLC**

whose address is **121 WEST TRADE STREET, SUITE 2020
CHARLOTTE, NC 28202-1161**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereafter 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 July 1, 2010, as follows:

- Paragraph 2 is changed to read: "2. TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning July 1, 2010 through June 30, 2020, subject to termination and renewal rights as may be hereinafter set forth."
- Paragraph 3 is changed to read: "3. The Government shall pay the Lessor annual rent for the entire term,** monthly, in arrears, as follows:

TERM	ANNUAL RENT	RATE Per RSF (Rounded)	RATE Per OASF (Rounded)	MONTHLY RENT
07/01/10 – 06/30/15	\$66,336.00	\$17.08	\$19.64	\$5,528.00
07/01/15 – 06/30/20	\$72,940.50	\$18.78	\$21.59	\$6,078.38

All other terms and conditions of Paragraph 3 remain unchanged."

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 above date.

[Redacted Signature]

[Redacted Signature]

Christopher R. Smith
 Christopher R. Smith (Title)
 c/o Allegiance Realty Corporation
 121 West Trade Street Ste. 2020
 Charlotte, NC 28202
 (Address)

UN
BY [Redacted Signature]

WANDA HARDIMAN, Contracting Officer
GENERAL SERVICES ADMINISTRATION
 (Official Title)

3. Paragraph 8 is changed to read: "8. The agency's Tenant Improvement Allowance of \$123,711.18 was not expensed. Effective July 1st, 2010 the rental rate will not include the amortized TI rate of \$7.56 per rentable square foot.
4. Paragraph 13 is changed to read: "13. In accordance with the SOLICITATION FOR OFFERS 8NC2133, Paragraph 4.3 (Operating Costs Base), are established as \$11,946.00 annually or \$3.54 per ANSI/BOMA office area square foot (\$3.08 per rentable square foot) rounded."
5. Paragraph 17 is changed to read: "17. In accordance with Solicitation for Offers 8NC2133 Paragraph 2.4, *Broker Commission and Commission Credit*, Gwen E. Fogel is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and , Gwen E. Fogel have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED] This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED], which is [REDACTED] of the Commission, will be payable to , Gwen E. Fogel when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured.

First month's rental payment of \$5,528.00 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$5,528.00 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

Third month's rental payment of \$5,528.00 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted third month's rent).

[REDACTED] shall remain in force and effect.

GREENSBORO OFFICE INVESTMENT, LLC

WANDA HARDIMAN, CONTRACTING OFFICER