

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 18	DATE 6/17/2011								
TO LEASE NO. GS-04B-59146										
ADDRESS OF PREMISES 7915 Microsoft Way Charlotte, NC 28273										
<p>THIS AGREEMENT, made and entered into this date by and between Highwoods Development B, LLC whose address is 3100 Smoketree Court, Suite 600 Raleigh, NC 27604 - 1051 <i>dmg Mch</i></p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to establish beneficial occupancy and lease term of Lease GS-04B-59146. Paragraphs 1, 2, and 3 are deleted in their entirety and the following substituted therefore.</p>										
<p>1. The Lessor hereby leases to the Government the following described premises:</p> <p>152,911 BOMA Office Area Square Feet (171,460 Rentable Square Feet) of office and related space located at 7915 Microsoft Way, Charlotte, NC, 28273 together with 180 surface parking spaces (15 parking spaces included for visitors) and a parking garage with 327 structured (160 secured structured included in parking garage) parking spaces.</p> <p>2. TO HAVE AND TO HOLD the said premises with their appurtenances for the FIFTEEN (15) YEAR FIRM term beginning on June 17, 2011 through June 16, 2026.</p> <p>3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:</p> <table border="0" style="width: 100%; margin-top: 10px;"> <tr> <td style="text-align: center; width: 25%;"><u>TERM</u></td> <td style="text-align: center; width: 25%;"><u>ANNUAL RENT</u></td> <td style="text-align: center; width: 25%;"><u>PRSF RATE</u></td> <td style="text-align: center; width: 25%;"><u>MONTHLY RATE</u></td> </tr> <tr> <td style="text-align: center;">Years 1 - 15</td> <td style="text-align: center;">\$6,385,170.40</td> <td style="text-align: center;">\$37.24</td> <td style="text-align: center;">\$532,097.53</td> </tr> </table> <p>The above annual rent is inclusive of the annual operating rental rate indicated in Paragraph 7 of this lease contract.</p> <p>Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.</p>			<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PRSF RATE</u>	<u>MONTHLY RATE</u>	Years 1 - 15	\$6,385,170.40	\$37.24	\$532,097.53
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Years 1 - 15	\$6,385,170.40	\$37.24	\$532,097.53							
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>										
<p>LESSOR: LESSOR: Highwoods Development B, LLC, By Highwoods Services, Inc., Its Managing Member</p>										
BY		<p style="text-align: center;">_____ President, CEO & Director (Title)</p> <p style="text-align: center;">3100 Smoketree Court, Suite 600, Raleigh, NC _____ (Address)</p>								
U B		<p style="text-align: center;">GENERAL SERVICES ADMINISTRATION</p>								