

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-60257
<b>ADDRESS OF PREMISES</b> 1050 US HWY 321 NW, Hickory, North Carolina 28601-3356	PDN Number:

**THIS AMENDMENT** is made and entered into between: **Colonial Development Company II, LLC**

whose address is: 103 North Sterling Street, Morganton, NC 28655-3443

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 and establish the tenant improvement rental amount and commence the lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 10/27/2014, as follows:

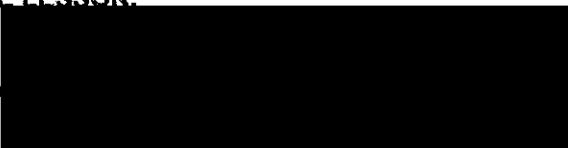

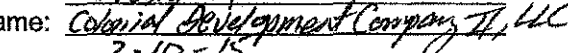
Page 1 of the Lease, entitled LEASE TERM is hereby deleted and replaced with the following:

"TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning October 27, 2014 and continuing until October 26, 2015 subject to termination and renewal rights as stated in paragraphs 1.05 and 1.06 of the Lease."



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.

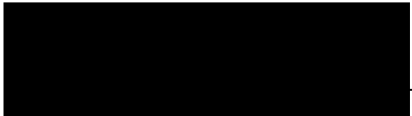

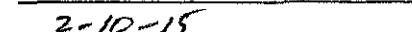
**FOR THE LESSOR:**

Signature:   
 Name:   
 Title:   
 Entity Name: Colonial Development Company II, LLC  
 Date: 2-10-15

**FOR THE GOVERNMENT:**

Signature:   
 Name:   
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 2/11/15

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name:   
 Title:   
 Date: 2-10-15

Paragraph 1.03 of the Lease is hereby deleted and replaced with the following:

	<b>FIRM TERM</b> 10/27/2014-4/26/2015	<b>NON-FIRM TERM</b> 4/27/2015-10/26/2015
	<b>MONTHLY</b>	<b>MONTHLY</b>
SHELL RENT <sup>1</sup>	\$15,658.85	\$15,658.85
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$28,412.57	\$ 0
OPERATING COSTS <sup>3</sup>	\$4,513.42	\$4,513.42
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 0	\$ 0
PARKING <sup>5</sup>	\$ 0	\$ 0
<b>TOTAL RENT</b>	<b>\$48,584.85</b>	<b>\$20,172.27</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$15.66 (rounded) per RSF multiplied by 12,000 RSF

(Non Firm Term) \$15.66 (rounded) per RSF multiplied by 12,000 RSF

<sup>2</sup>Tenant improvements totaled to \$170,475.43 (total build-out cost of \$166,567.34 amortized at 8% for six months)

<sup>3</sup>Operating Costs rent calculation: \$4.51 (rounded) per RSF multiplied by 12,000 RSF

\* Operating rent is not subject to CPI escalations

<sup>4</sup>No building Specific Amortized Capital (BSAC) costs are part of this Lease

<sup>5</sup>No parking costs are part of this Lease

- Per paragraph 1.07 of the lease, the BCOS remains unchanged and no annual CPI escalations are part of this Lease
- Percentage of occupancy remains 100% (12,000rsf occupancy in 12,000rsf building)

INITIALS:

  
LESSOR  
2-12-15

  
GOVT