

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-60257
ADDRESS OF PREMISES: 1050 US HWY 321 Hickory, NC 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.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 26, 2015.

- A. This amendment serves as official notification to the Lessor that the Government is exercising the renewal option contained in Lease GS-04P-LNC60257, LA2 for the term beginning [REDACTED].
- B. Paragraph 2. To have and to hold the said premises and their appurtenances for the term beginning [REDACTED] through [REDACTED]. Subject to termination and renewal rights as may be hereinafter set forth.
- C. Paragraph 3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

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: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Entity Name: Colonial Development Co. II, LLC
Date: 10-26-15

FOR THE

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 10/30/15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 10-26-15

	[REDACTED]	[REDACTED]
	FIRM TERM	NO FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	[REDACTED]	[REDACTED]
TENANT IMPROVEMENTS RENT ²	\$ 00.00	\$00.00
OPERATING COSTS ³	[REDACTED]	[REDACTED]
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 00.00	\$00.00
PARKING ⁵	\$ 00.00	\$ 00.00
TOTAL ANNUAL RENT	[REDACTED]	[REDACTED]

¹Shell rent calculation:

(Firm Term) [REDACTED] per RSF multiplied by 12,000 RSF

(Non Firm Term) [REDACTED] (rounded) per RSF multiplied by 12,000 RSF

²The Tenant Improvement Allowance of \$00.00 is amortized at a rate of 0 percent per annum over 0 years.

³Operating Costs rent calculation [REDACTED] per RSF multiplied by 12,000 RSF

⁴Building Specific Amortized Capital (BSAC) of \$00.00 are amortized at a rate of 0 percent per annum over 0 years

For escalation purposes, the BCOS is established at [REDACTED] per annum [REDACTED]

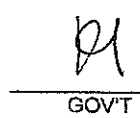
Percentage of occupancy remains the same at 100%. (Building of 12,000rsf and occupancy of 12,000rsf)

D. Paragraph 4. The Government may terminate this lease, in whole or in part, at any time on or after [REDACTED] by giving the Lessor at least ninety (90) days' notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

INITIALS:


LESSOR

&


GOVT