

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-04B-60258
ADDRESS OF PREMISES 160 Zillicoa Street, Asheville, North Carolina 28801-1082	PDN Number:

**THIS AMENDMENT** is made and entered into between: **Highland Park, LLC**

whose address is: 1300 Tunnel Road, Asheville, North Carolina 28805-1629

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to accept the tenant improvements for the [REDACTED] space and start rent on those areas.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 8/24/2017, as follows:

Paragraph 1.01A of the lease is hereby deleted and replaced with the following:

Office and Related Space: **39,011** rentable square feet (RSF), yielding **29,402** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located within the Building, as depicted on the floor plan(s) attached hereto as Exhibit G.

One Page 1 of the Lease, the paragraph 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 September 5, 2016 and continuing until August 23, 2027."

Exhibit A-2 Rental Rate Schedule", is hereby deleted and replaced with the attached: "Exhibit B Rental Rate Schedule"

The Government may terminate the [REDACTED] suites, in whole or in parts, at any time effective after September 4, 2026. No rental shall accrue after the effective date of termination.

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:**

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: CARL H. RICKER JR.  
Title: MEMBER MANAGER  
Entity Name: HIGHLAND PARK LLC  
Date: SEP. 8, 2017

Signature: [REDACTED]  
Name: Kenneth D. G.  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 9/12/17

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: Shirley V. Lawson  
Title: Administrative Assistant  
Date: 9-08-17

# Exhibit B: Rental Rate Schedule for GS-04P-60258

Term: 9/5/2016 - 8/23/2027										
	RSF	Annual Shell Rent**	Shell PRSF	Annual Operating Rent***	Operating PRSF	Annual TI****	Parking	PRSF	Total Annual Rent	Parking spaces
(BLOCK A)	25659	\$ 423,373.50	\$ 16.50	\$ 216,305.37	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 639,678.87	38
(BLOCK B)	9150	\$ 150,975.00	\$ 16.50	\$ 77,134.50	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 228,109.50	10
(BLOCK C)	236	\$ 3,894.00	\$ 16.50	\$ 1,989.48	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 5,883.48	0

Term: 8/24/2017 - 8/23/2027										
	RSF	Annual Shell Rent**	Shell PRSF	Annual Operating Rent***	Operating PRSF	Annual TI****	Parking	PRSF	Total Annual Rent	
(BLOCK D)	2525	\$ 41,662.50	\$ 16.50	\$ 21,285.75	\$ 8.43	\$ 12,412.55	\$ -	\$ 29.85	\$ 75,360.80	2
(BLOCK E)	817	\$ 13,480.50	\$ 16.50	\$ 8,887.31	\$ 8.43	\$ 4,017.94	\$ -	\$ 29.85	\$ 24,385.75	2
(BLOCK F)	624	\$ 10,296.00	\$ 16.50	\$ 5,260.32	\$ 8.43	\$ 3,065.63	\$ -	\$ 29.84	\$ 18,621.95	0
Composite	39011	\$ 643,681.50	\$ 16.50	\$ 328,862.73	\$ 8.43	\$ 19,496.12	\$ -	\$ 25.43	\$ 992,040.35	52

\*\*Shell rent (Firm Term) calculation: \$16.50 per RSF - subject to 3% annual increases starting 9/5/2017 and every year after until end of 10 year term

\*\*\*Operating Costs rent calculation: \$8.43 per RSF - subject to annual CPI per the lease starting 9/5/2017 and every year after until end of 10 year term

\*\*\*\*The Tenant Improvement Allowance is amortized at a rate of ten (10%) percent per annum over ten (10) years.

\*\*\*\* The full tenant improvements dollars for each agency are: - \$25,336.82, FSA - \$19,331.66, RD - \$78,272.67

Shell step rental \$s:	
9/5/2017 - 9/4/2018	\$ 682,991.95
9/5/2018 - 9/4/2019	\$ 682,881.70
9/5/2019 - 9/4/2020	\$ 703,368.15
9/5/2020 - 9/4/2021	\$ 724,469.20
9/5/2021 - 9/4/2022	\$ 746,203.28
9/5/2022 - 9/4/2023	\$ 768,589.37
9/5/2023 - 9/4/2024	\$ 791,647.05
9/5/2024 - 9/4/2025	\$ 815,396.47
9/5/2025 - 9/4/2026	\$ 839,858.36
9/5/2026 - 8/23/2027	\$ 865,054.11

Lessor Initial: curj Government: KY