

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1 TO LEASE NO. GS-04 <sup>8</sup> -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 amend the above lease to clarify the rent start date and parking amounts per agency

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 8/23/2016, 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. Per the rent schedule and Tenant Improvement language in the lease, a total of 35,045 rsf, 26,413 ANSI/BOMA is accepted and rent will commence immediately, while the remainder 3,966rsf/ANSI/BOMA 2,989usf, will be accepted upon completion and acceptance of the tenant improvements by the Contracting Officer.

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 September 4, 2026."


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

This Lease Amendment contains 2 pages.

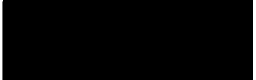
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


**FOR THE LESSOR:**

Signature:   
 Name: CARL H. RICKERT JR.  
 Title: Managing Member  
 Entity Name: Highland Park  
 Date: 8/23/2016

**FOR THE GOVERNMENT:**

Signature:   
 Name: Kenneth M. J. 126  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 9/7/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Ruth Copke  
 Title: Director of Operations  
 Date: 8/23/2016

# Exhibit A-2: Rental Rate Schedule for GS-04P-60258

Term: 9/5/2016 - 12/31/2016*****										
	RSF	Annual Shell Rent**	Shell PRSF	Annual Operating Rent***	Operating PRSF	Annual TI	Parking	PRSF	Total Annual Rent	Parking spaces
	25659	\$ 423,373.50	\$ 16.50	\$ 216,305.37	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 639,678.87	38
	9150	\$ 150,975.00	\$ 16.50	\$ 77,134.50	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 228,109.50	10
	236	\$ 3,894.00	\$ 16.50	\$ 1,989.48	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 5,883.48	0
Composite	35045	\$ 578,242.50	\$ 16.50	\$ 295,429.35	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 873,671.85	48

Term: 1/1/2017***** - 9/4/2026										
	RSF	Annual Shell Rent**	Shell PRSF	Annual Operating Rent***	Operating PRSF	Annual TI****	Parking	PRSF	Total Annual Rent	
	25659	\$ 423,373.50	\$ 16.50	\$ 216,305.37	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 639,678.87	38
	9150	\$ 150,975.00	\$ 16.50	\$ 77,134.50	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 228,109.50	10
	236	\$ 3,894.00	\$ 16.50	\$ 1,989.48	\$ 8.43	\$ -	\$ -	\$ 24.93	\$ 5,883.48	0
	2525	\$ 41,562.50	\$ 16.50	\$ 21,285.75	\$ 8.43	\$ 12,412.55	\$ -	\$ 29.85	\$ 75,360.80	2
	817	\$ 13,480.50	\$ 16.50	\$ 6,887.31	\$ 8.43	\$ 4,017.94	\$ -	\$ 29.85	\$ 24,385.75	2
	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

\* TBD Date to be determined upon successful completion and acceptance of USDA's space as approved by Contracting Officer.

\*\*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 firm term

\*\*\*Operating Costs rent calculation: \$8.43 per RSF - subject to annual CPI per the lease

\*\*\*\*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 [REDACTED] - \$25,336.82, FSA - \$19,331.66, RD - \$78,272.67

\*\*\*\*\*Actual end and start dates of the partial and full space acceptance terms will be contingent on the completion and acceptance of the USDA tenant improvements by the Contracting Officer

## SHELL STEP RENTS:

Effective 9/6/2017:	\$ 662,991.95	\$	17.00	PRSF
Effective 9/6/2018:	\$ 682,881.70	\$	17.50	PRSF
Effective 9/6/2019:	\$ 703,368.15	\$	18.03	PRSF
Effective 9/6/2020:	\$ 724,469.20	\$	18.57	PRSF
Effective 9/6/2021:	\$ 746,203.28	\$	19.13	PRSF
Effective 9/6/2022:	\$ 768,589.37	\$	19.70	PRSF
Effective 9/6/2023:	\$ 791,647.05	\$	20.29	PRSF
Effective 9/6/2024:	\$ 815,396.47	\$	20.90	PRSF
Effective 9/6/2025:	\$ 839,858.36	\$	21.53	PRSF

Lessor Initial CARJ Government: KI