

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT ADDRESS OF PREMISES 3340 Jaeckle Drive Wilmington, NC 28403-2649	TO LEASE NO. GS-04P-LNC60333 <i>JA</i> PDN Number:

THIS AMENDMENT is made and entered into between **ABINTO CORPORATION: DBA BURNT MILL BUSINESS PARK** whose address is: 3205 Randall Parkway
Suite 103
Wilmington, NC 28403-2565

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

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed with Tenant Improvements (TIs), and Lessor Change Order #1, to approve the total TI costs, and to provide for payment of the TIs.


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 upon execution by the Government as follows:

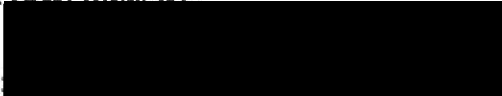

- 1) To provide a Notice to Proceed for construction of TIs, and
- 2) To provide a Notice to Proceed for Lessor Change Order #1, and
- 3) To establish the total TI Cost, and
- 4) To provide provisions for payment of the TIs, and
- 5) All other terms and conditions shall remain in full force and effect.

See Page 2


This Lease Amendment contains 7 pages (Including Exhibit A).

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: ABINTO CORPORATION: DBA
BURNT MILL BUSINESS PARK**
 Signature: 
 Name: NORMAN E BRATTLESD
 Title: VICE PRESIDENT
 Entity Name: ABINTO CORPORATION
 Date: 4/17/17

FOR THE GOVERNMENT:

 Signature: 
 Name: LeShandra Greer
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 4/18/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Traci Broadwell
 Title: Notary
 Date: 4.17.17

1. Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for the Tenant Improvements for the above referenced lease; all of which are depicted in Exhibit "A" (3 Pages)
2. Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed for Lessor Change Order #1 for the above referenced lease; all of which are depicted in Exhibit "B". (2 Pages)
3. Following a Government review of the submitted costs proposals, the Government has determined that the Tenant Improvement bid and Lessor Change Order #1 is fair and reasonable at a total cost not to exceed \$77,411.18, inclusive of all management and architectural fees. The Lessor shall provide all the materials, labor and services required to provide for the completion of the TIs.

Lease Amendment No.	Description	Cost
4	Tenant Improvement Cost	\$74,458.63
4	Lessor Change Order #1 – Furniture Moving	██████████
4	Lessor Change Order #1 – Boxes and Supplies	██████████
	Total TI Cost to Date	\$77,411.18

4. Upon completion, inspection, and acceptance of the space, the Government shall pay for the total Tenant Improvement Cost by amortizing \$77,411.18 over the first five (5) years of the term at an interest rate of 4.0 percent. A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent.
5. All other terms and conditions shall remain in full force and effect.

INITIALS:

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LESSOR

&

JA
GOVT