

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
ADDRESS OF PREMISES 3340 Jaeckle Dr. Wilmington, NC 28403-2649	TO LEASE NO. GS-04B-LNC60333 PDN Number:

THIS AMENDMENT is made and entered into between **Abinto Corporation: DBA Burnt Mill Business Park**

whose address is: 3205 Randall Pkwy Ste 103 Wilmington, NC 28403-2564

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 Start Shell and Operating until build out of space, Block A, is completed.

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 June 25, 2016 as follows:

The Government will lease Block A for 12,230 RSF/ 10,635 ABOA SF and Block B for 1,935 RSF/ 1,682 ABOA SF. Block B will be used for swing space during the build out of the space. The lessor agrees to lease Block A at the new rate of \$19.98 and Block B at the old rate of \$18.47 for operating and shell only starting June 26, 2016 through January 26, 2017.

The Government shall pay the Lessor annual rent for Block A and Block B as follows:

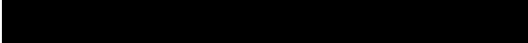
	JUNE 26, 2016- JUNE 25, 2021	JUNE 26, 2021 – JUNE 25, 2026
BLOCK A	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$171,223.50	\$179,781.00
TENANT IMPROVEMENTS RENT ²	\$ TBD	\$0.00
OPERATING COSTS ³	\$ 73,168.80	\$ 73,168.80
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ TBD	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$244,392.30	\$252,949.80

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.

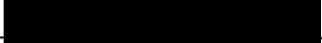
FOR THE LESSOR:

Signature: 
 Name: NORMAN E BRAILS FORD
 Title: VICE PRESIDENT
 Entity Name: ABINTO CORPORATION
 Date: 6/14/16

FOR THE GOVERNMENT:

Signature: 
 Name: LeShawna Green
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 7/6/2016

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Traci Broadwell
 Title: Office manager
 Date: 6.14.16

Shell rent calculation:

(Firm Term) \$14.00 per RSF multiplied by 12,230 RSF

(Non-Firm Term) \$14.70 per RSF multiplied by 12,230 RSF

2 The Tenant Improvement Allowance of TBD is amortized at a rate of 4 percent per annum over 5 years.

3 Operating Costs rent calculation: \$5.98 per RSF multiplied by 12,230 RSF

4 Building Specific Amortized Capital (BSAC) of TBD are amortized at a rate of 4 percent per annum over 5 years

5 INTENTIONALLY DELTED

BLOCK B	NON FIRM TERM (SWING SPACE) June 26, 2016 through January 26, 2017.
	ANNUAL RENT
SHELL RENT ¹	\$26,683.65
TENANT IMPROVEMENTS RENT ²	\$ 0.00
OPERATING COSTS ³	\$ 9,049.92
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00
PARKING ⁵	\$ 0.00
TOTAL ANNUAL RENT	\$35,733.57

Shell rent calculation:

(Firm Term) \$13.79 per RSF multiplied by 1,935 RSF

(Non-Firm Term) \$0 per RSF multiplied by 0 RSF

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

3 Operating Costs rent calculation: \$4.68 per RSF multiplied by 1,935 RSF

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

5 INTENTIONALLY DELTED

Total Composite Rate:

	FIRM TERM / NON FIRM (INCLUDES SWING SPACE) JUNE 26, 2016 – JANUARY 26, 2017	FIRM TERM JANUARY 27, 2017 – JUNE 26, 2021	NON FIRM TERM JUNE 27, 2021 – JUNE 26, 2026
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$197,907.15	\$171,223.50	\$179,781.00
TENANT IMPROVEMENTS RENT ²	TBD	TBD	\$0.00
OPERATING COSTS	\$ 82,218.72 ³	\$ 73,168.80 ⁴	\$ 73,168.80 ⁴
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁵	TBD	TBD	\$0.00
PARKING ⁶	\$ 0.00	\$0.00	\$ 0.00
TOTAL ANNUAL RENT	\$280,125.87	\$244,392.30	\$252,949.80

Shell rent calculation:

(Firm Term/Non Firm) \$13.9715 per RSF multiplied by 14,165 RSF

(Firm Term) \$14.00 per RSF multiplied by 12,230 RSF

(Non-Firm Term) \$14.70 per RSF multiplied by 12,230 RSF

2 The Tenant Improvement Allowance of TBD is amortized at a rate of 4 percent per annum over 5 years.

3 Operating Costs rent calculation: \$5.80 per RSF multiplied by 14,165 RSF

4 Operating Costs rent calculation: \$5.98 per RSF multiplied by 12,230 RSF

5 Building Specific Amortized Capital (BSAC) of TBD are amortized at a rate of 4 percent per annum over 5 years

6 INTENTIONALLY DELTED

INITIALS:


LESSOR

&

GOV'T