

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>2</u>
	TO LEASE NO. <u>GS-04B-61174</u>
ADDRESS OF PREMISES 508 NC Hwy 581 South, Goldsboro, NC 27530-7854	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between Rosewood Junction, LLC  
whose address is: 512 NC Hwy 581 South, Goldsboro, NC 27503-9552  
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 reconcile Tenant Improvement and adjust commencement date.

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 November 1, 2013 as follows:

- I. Reconciliation of Lease: This Lease Agreement (LA) No. 2 has been prepared to reconcile the Tenant Improvement and adjust the commencement date of Lease # GS-04B-61174.
- II. To Have and To Hold the said Premises with their appurtenance for the term beginning upon acceptance of the Premises as required by the Lease and continuing for a period of  
  
**10 years, 5 years Firm, November 1, 2013 – October 31, 2023**
- III. Paragraph 1.01 as follows:


**1.01 THE PREMISES**

Office and Related Space: 1,500 rentable square feet (RSF), yielding 1,304 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 1.15% located on the and known as Suite(s) 508, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

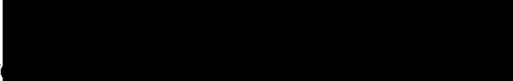
This Lease Amendment contains 2 pages.

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: KIM S. HILL  
Title: owner  
Entity Name: Rosewood Junction  
Date: 11-1-13

**FOR THE**

Signature:   
Name: Leshaundra Green  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 11/13/2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: NIKKI HILL  
Title: witness  
Date: 11-1-13

IV. Paragraph 1.03 is hereby deleted and replaced with the following:

**1.03 RENT AND OTHER CONSIDERATION**

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	NOVEMBER 1, 2013-OCTOBER 31, 2018		NOVEMBER 1, 2018-OCTOBER 31, 2023	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENTAL RATE	\$10,269.14	\$6.85	\$10,269.14	\$6.85
TENANT IMPROVEMENTS RENTAL RATE*	\$11,445.86	\$7.63	\$0.00	\$0.00
OPERATING COSTS*	\$10,400.00	\$6.93	\$10,400.00	\$6.93
<b>FULL SERVICE RATE</b>	<b>\$32,115.00</b>	<b>\$21.41</b>	<b>\$20,669.14</b>	<b>\$13.78</b>

\*The Tenant Improvements Allowance is amortized at a rate of 8 percent per annum for 5 years.

Rent for a lesser period shall be prorated. Rent checks should be made payable to:

Rosewood Junction, LLC  
 512 NC Hwy 581 South  
 Goldsboro, NC 27503-9552

VI. Paragraph 1.06 is hereby deleted and replaced with the following:

The Tenant Improvement Allowance for purposes of this Lease is \$ 47,041.00 per ABOA sq. ft. The Tenant Improvement Allowance is the amount that the Lessor shall make available for the Government to be used for the Tenant Improvements. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of 8 percent.

VII. Construction (As-Built) Drawings:

Not later than 10 days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted on CD-ROM. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO.

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INITIALS: KH & [Signature]  
 LESSOR GOVT