

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04P-LNC62067
	ADDRESS OF PREMISES 402 W. Trade Street Charlotte, NC 28202-1673

THIS AMENDMENT is made and entered into between TDG-Trade, LLC

whose address is: 1050-5255 Yonge Street
Toronto, ON M2N6P4
Canada

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

WHEREAS, the parties hereto desire to amend the above Lease effective March 1, 2016.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to increase the amount of the Notice to Proceed (NTP) issued in Lease Amendment No. 2 dated 1/23/2015 to include additional funding for Change Order #1 for the construction of tenant improvements for the [REDACTED] at 402 W. Trade Street, Charlotte, NC 28202-1673.

The Notice to Proceed (NTP) is issued to increase the NOT-TO-EXCEED amount from \$66,995.92 (from Lease Amendment No. 2 dated 10/23/2015) to \$83,278.48. This increase includes [REDACTED] for replacement of all ceiling tiles throughout the Premises and [REDACTED] for installation of a water filter on the break room faucet plus Lessor's overhead for these items (bid summary attached).

Upon completion, inspection, and acceptance of the Tenant Improvements and BSAC as signified by an executed Lease Amendment, the final amount of Tenant Improvement Rent and BSAC Rent will be determined. In accordance with Lease Paragraphs 1.03.C., 1.03.D., and 1.09, the final rent table and commission credit will be established by re-amortizing the final amounts expended over the remaining firm term of the Lease at a rate of 0.00% from the date of acceptance through the end of the Firm Term.

By acceptance of the Lease Amendment (LA), the Lessor's further substantiates that no costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional changes orders to the original construction cost outlined above, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.

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 [REDACTED]

Signature: [REDACTED]
 Name: DAVID EARLY
 Title: MANAGER
 Entity Name: TDG-TRADE LLC
 Date: 26 APRIL 16

FOR THE GOVERNMENT [REDACTED]

Signature: [REDACTED]
 Name: Leonard Street
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 5/24/2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Giselle Vallieres
 Title: Analyst
 Date: 26 April 16