

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO 2 TO LEASE NO. GS-04B-62235 DATE 1/9/2013 PAGE 1 of 3

ADDRESS OF PREMISES 7029 Albert Pick Road, Greensboro, North Carolina 27409-9538

THIS AGREEMENT, made and entered into this date by and between HIGHWOODS REALTY LIMITED PARTNERSHIP whose address is

420 Gallimore Dairy Rd. Suite C, Greensboro, North Carolina 27409-9544

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that effective on the day the Government inspects and accepts the Tenant Improvement buildout the said Lease is amended as follows:

To Have and To Hold the said Premises with their appurtenances for the term beginning on the day the Government inspects and accepts the Tenant Improvement buildout through March 17, 2023, subject to termination and renewal rights as may be hereinafter set forth. The Government hereby leases a total of 5,776 rentable square feet (RSF) and 5,023 ANSI/BOMA Office Area square feet (ABOASF) of space. The Government shall pay the lessor annual rent of \$144,053.44 at a rate of \$24.94 per rentable square feet (PRSF) in arrears. Rent for a lesser period shall be prorated.

The Government hereby accepts the Lessor's proposal to provide, install and maintain the tenant improvements as described in the Lessor's proposal dated October 12, 2012 (See page 3 of this SLA). Effective on the day the Government fully executes the lease the Lessor is given the Notice To Proceed for the total amount of \$145,319.00. Alterations shall be in full accordance with the Lease terms, and the final approved construction drawings to include all necessary labor and materials.

Total Cost: \$145,319.00

Amortized over a 5 year period for this lease \$145,319.00. The Tenant Improvement Allowance is amortized at a rate of 6.75 percent per annum over 5 years and shall be effective after the Government has inspected and accepted the Tenant Improvement buildout.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR SIGNATURE [Redacted] NAME OF SIGNER Rick Dehnert ADDRESS [Redacted]

IN PRESENCE OF SIGNATURE [Redacted] NAME OF SIGNER Reginald Beeson ADDRESS [Redacted]

UNITED STATES OF AMERICA SIGNATURE [Redacted] NAME OF SIGNER [Signature] OFFICIAL TITLE OF SIGNER Lease Contracting Officer

Paragraph 3 is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

12/18/2012 – 03/17/2013	Annual Rent	Monthly Rent	Rent per RSF ¹
<i>Shell Rent</i>	\$ 61,047.00	\$ 5,087.25*	\$ 13.30
<i>Operating Cost</i>	\$ 26,300.70	\$ 2,191.73*	\$ 5.73
<i>Tenant Improvements</i>	\$ 0	\$ 0	\$ 0
<i>Building Specific Security</i>	\$ 0	\$ 0	\$ 0
Full Service Rent	\$ 87,347.70	\$ 17,504.45*	\$ 19.03

03/18/2013 – 03/17/2018	Annual Rent	Monthly Rent	Rent per RSF ¹
<i>Shell Rent</i>	\$ 76,820.80	\$ *6,401.73	\$ 13.30
<i>Operating Cost</i>	\$ 33,096.48	\$ *2,758.04	\$ 5.73
<i>Tenant Improvements</i>	\$ 34,136.16	\$ 2,844.68	\$ 5.91
<i>Building Specific Security</i>	\$ 0	\$ 0	\$ 0
Full Service Rent	\$ 144,053.44	\$ *12,004.45	\$ 24.94

03/18/2018 – 03/17/2023	Annual Rent	Monthly Rent	Rent per RSF ¹
<i>Shell Rent</i>	\$ 73,256.40	\$ 6,104.70*	\$ 15.96
<i>Operating Cost</i>	\$ 26,300.70	\$ 2,191.73*	\$ 5.73
<i>Tenant Improvements</i>	\$ 0	\$ 0	\$ 0
<i>Building Specific Security</i>	\$ 0	\$ 0	\$ 0
Full Service Rent	\$ 125,281.44	\$ 10,440.12*	\$ 21.69

*Rounded

4. The Landlord acknowledges the percentage of Government occupancy within the building is established as 10.37% effective March 18, 2013.

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INITIALS:  LESSOR
GOVT