

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 7
	TO LEASE NO. GS-04B-62272
ADDRESS OF PREMISES 150 Reade Circle Greenville, NC 27858	PDN Number:

THIS AMENDMENT is made and entered into between RP Greenville, LLC

whose address is: 445 Bishop Street NW, Atlanta, GA 30318-4303

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 establish beneficial occupancy.

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 Agreement (LA) to accept the space and establish beneficial occupancy effective November 14, 2013.

Paragraph 1.03.A of the Lease is hereby restated:

1.03 RENT AND OTHER CONSIDERATION

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

	11/14/2013 – 11/13/2028 (FIRM TERM)		11/14/2028-11/13/2033	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENTAL RATE	\$547,633.79	\$21.55 ¹	\$636,535.28	\$25.05 ¹
TENANT IMPROVEMENTS RENTAL RATE*	\$159,508.51	\$6.28 ¹	\$0.00	\$0.00
OPERATING COSTS	\$124,109.08	\$4.88 ¹	\$124,109.08	\$4.88 ¹
BUILDING SPECIFIC SECURITY COSTS	\$59,216.84	\$2.33 ¹	\$0.00	\$0.00
FULL SERVICE RATE	\$890,468.22	\$35.04¹	\$760,644.36	\$29.93¹

*The Tenant Improvements Allowance is amortized at a rate of 4.295 percent per annum for 15 years.

The total Tenant Improvement Allowance is \$1,761,611.00 and the total Building Specific Security is \$654,000.00

¹Rates may be rounded.

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: _____
 Title: Manager
 Entity Name: RP Greenville, LLC
 Date: 11/20/13

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 12/31/2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: Agent
 Date: 11/20/13

Paragraph 1.04 of the Lease is hereby restated:

1.04 BROKER COMMISSION AND COMMISSION CREDIT

Studley, Inc ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Studley, Inc. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Commission Credit: [REDACTED] *by just*
Months to Amortize: 6
Monthly Amortization: [REDACTED]

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$74,205.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$74,205.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment \$74,205.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

Month 4 Rental Payment \$74,205.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.

Month 5 Rental Payment \$74,205.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.

Month 6 Rental Payment \$74,205.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.

Paragraph 1.05 of the Lease is hereby deleted in its entirety and replaced with:

1.05 TERMINATION RIGHT

The Government may terminate this Lease, in whole or in part, at any time effective after the November 13, 2028 by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

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INITIALS: *JMC* LESSOR & *[Signature]* GOVT