

**SUPPLEMENTAL LEASE AMENDMENT**

SUPPLEMENTAL LEASE AMENDMENT NO. 3	TO LEASE NO. GS-04B-62311	DATE	PAGE 1 of 2
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ADDRESS OF PREMISES  
1 Copley Parkway, Morrisville, North Carolina 27560-9673

THIS AGREEMENT, made and entered into this date by and between **Concourse Associates, LLC** whose address is  
4104 Atlantic Ave. Suite 140  
Raleigh, North Carolina 27604-1803

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 provide beneficial occupancy for the leased space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree the said Lease is amended, June 24, 2013, to issue a Notice to Proceed on the Tenant Improvement build out and hereby delete Paragraph 1.01, 1.02, 1.04, 1.08 and 1.10 is in its entirety and replaced with the following:


The Government hereby accepts the Lessor's proposal to provide, install and maintain the tenant improvements as described in the Lessor's proposal dated August 8, 2012 and the Lessor's revised proposal dated November 5, 2012 totaling \$376,069.00. Effective October 25, 2012 the Lessor is given the Notice To Proceed for the total amount of \$356,056.10. Effective November 19, 2012 the Lessor is given the Notice to Proceed for the remaining \$20,012.90. Alterations shall be in full accordance with the Lease terms, and the final approved construction drawings to include all necessary labor and materials.

TI to be Amortized into lease: \$376,069.00

Paragraph 1.01 and 1.02A are replaced with the following:  
Effective June 17, 2013 a total of 15,896 rentable square feet (RSF) of office and related space, which yields 13,823 ANSI/BOMA Office Area square feet (ABOA) of office and related space, along with Thirty-five (35) onsite parking spaces, to be used for such purposes as determined by the General Services Administration.

Paragraph 1.04 are replaced with the following:  
The Government may terminate this lease in whole or in part at any time effective June 17, 2018 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.

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

LESSOR  
SIGNATURE  NAME OF SIGNER  
Stephen M Weilandt

ADDRESS 4104 Atlantic Ave, Suite 140, Raleigh, NC 27604

IN PRESENCE OF  
SIGNATURE  NAME OF SIGNER  
A. E. NIVISON

ADDRESS 4104 ATLANTIC AVE, SUITE 140, RALEIGH, NC 27604

UNITED STATES OF AMERICA  
SIGNATURE  NAME OF SIGNER  
Alvin P. Jackson  
OFFICIAL TITLE OF SIGNER  
Lease Contracting Officer

AUTHORITY ACTION GSA FORM 276 (REV. 8/2006)

Paragraph 1.03 is replaced with the following:

06/15/2012 – 06/16/2013	Annual Rent	Monthly Rent	Rent per RSF	Rent per ABOA
Shell Rent	\$ 215,668.44	\$ 17,972.37	\$ 14.04	\$ 16.14
Operating Cost	\$ 65,437.86	\$ 5,453.16	\$ 4.26	\$ 4.90
Tenant Improvements	\$	\$	\$	\$
Building Specific Security	\$	\$	\$	\$
<b>Full Service Rent</b>	<b>\$ 281,106.30</b>	<b>\$ 23,425.53</b>	<b>\$ 18.30</b>	<b>\$ 21.04</b>

06/17/2013 – 06/14/2017	Annual Rent	Monthly Rent	Rent per RSF	Rent per ABOA
Shell Rent	\$ 223,179.84	\$ 18,598.32	\$ 14.04	\$ 16.14
Operating Cost	\$ 67,716.96	\$ 5,643.08	\$ 4.26	\$ 4.90
Tenant Improvements	\$ 89,359.40	\$ 7,446.62	\$ 5.62	\$ 6.46
Building Specific Security	\$ -	\$ -	\$ -	\$ -
<b>Full Service Rent</b>	<b>\$ 380,256.20</b>	<b>\$ 31,688.02</b>	<b>\$ 23.92</b>	<b>\$ 27.50</b>

06/15/2017 – 06/16/2018	Annual Rent	Monthly Rent	Rent per RSF	Rent per ABOA
Shell Rent	\$ 242,255.04	\$ 20,187.92	\$ 15.24	\$ 17.53
Operating Cost	\$ 67,716.96	\$ 5,643.08	\$ 4.26	\$ 4.90
Tenant Improvements	\$ 89,359.40	\$ 7,446.62	\$ 5.62	\$ 6.46
Building Specific Security	\$	\$	\$	\$
<b>Full Service Rent</b>	<b>\$ 399,331.40</b>	<b>\$ 33,277.61</b>	<b>\$ 25.12</b>	<b>\$ 28.88</b>

06/17/2018 – 06/14/2022	Annual Rent	Monthly Rent	Rent per RSF	Rent per ABOA
Shell Rent	\$ 242,255.04	\$ 20,187.92	\$ 15.24	\$ 17.52
Operating Cost	\$ 67,716.96	\$ 5,643.08	\$ 4.26	\$ 4.90
Tenant Improvements	\$ -	\$ -	\$ -	\$ -
Building Specific Security	\$ -	\$ -	\$ -	\$ -
<b>Full Service Rent</b>	<b>\$ 309,972.00</b>	<b>\$ 25,831.00</b>	<b>\$ 19.50</b>	<b>\$ 22.42</b>

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in Paragraph 1. Note 2. The rate per BOMA office area square foot (OASF) is determined by dividing the total annual rental by the BOMA office area square footage set forth in Paragraph 1.

Paragraph 1.08 is amended to read:

Effective 06/17/2013 the rent will include amortized Tenant Improvement Allowance (TI) of \$376,069.00. The total TI to be amortized includes an interest rate of 7.0%. The TI will be amortized over 5 year (60 months), \$6.46 OASF (\$5.62 PRSF).

Paragraph 1.10 is replaced with the following:

Effective 06/17/2013 the Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 12.1 percent. The percentage of occupancy is derived by dividing the total Government space of 15,896 RSF by the total building space of 131,553 RSF.

INITIALS:  LESSOR  
 GOV'T

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