

ADDRESS OF PREMISE
1633 John Small Avenue
Washington, NC 27889-8032

THIS AGREEMENT, made and entered into this date by and between:

The Paradigm Development Group, LLC

whose address is 315 West Main Street
Williamston, NC 27892-2317

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 **specify the annual rent for years 1-5, annual TI and Building Specific costs, and lease effective date.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective the date of execution, as follows:

1. Paragraph 2 of the Lease agreement is amended to reflect the following change:

To Have and To Hold the said Premises with their appurtenances for the term beginning **June 15, 2012** through **June 14, 2022** for a period of **Ten (10) Years, Five (5) Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

2. Paragraph 3, of the Lease agreement is amended to reflect the following change:

The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Annual Shell	Annual Shell per RSF	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security Costs	Rent per RSF	Total Annual Rent
1-5	\$83,400.00	\$ 13.90	\$ 6.10	\$ 7.64	\$ 1.12	\$ 28.76	\$ 172,557.41
6-10	\$98,040.00	\$ 16.34	\$ 6.10	\$ -	\$ -	\$ 22.44	\$ 134,640.00

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period be prorated. Rent shall be made payable to:

The Paradigm Development Group, LLC
315 West Main Street
Williamston, NC 27892-2317

3. Paragraph 7, of the lease agreement is amended to reflect the following change:

Rent includes a Tenant Improvement Allowance of \$195,176.00 (\$45,826.11 annually) to be amortized through the rent over the firm term of the Lease (60 months) at the rate of 6.5% (\$7.64/RSF and \$8.00/ABOASF rounded). In accordance with SFO paragraph 3.3, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly. The \$7.64/RSF is a rounded figure.

4. Paragraph 8 of the lease agreement is amended to reflect the following change:

Rent includes a Building Specific Security Costs of \$28,669.00 (\$6,731.30 annually) to be amortized through the rent over the firm term of the Lease (60 months) at the rate of 6.5% (\$1.12/RSF and \$1.18/ABOASF).

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties have signed their names as of the above date.

LESSOR: The

BY

IN THE PRESE

(Signature)

(Address

Mgr Parfen 7-13-12
(Title)

315 West Main St
Williamston NC 27892

UNITED STATES OF AMERICA General Services Administration

BY

Quo Vadis Green, Lease Contracting Officer
(Official Title)

5. Paragraph 9 of the Lease Agreement is amended to reflect the following change:

CBRE, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. In accordance with SFO paragraph 2.3 the lessor and the Broker have agreed to a SFO cooperating lease commission of [REDACTED] of the firm term value of this lease. 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 CBRE, 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 period practicable.

Notwithstanding Paragraph 3 of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture 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:

First Month's Rental Payment \$14,379.78 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$14,379.78 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

ARC