

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. <u>3</u> <sup>ND</sup>
	TO LEASE NO. GS-04B-62312
ADDRESS OF PREMISES 1633 JOHN SMALL AVENUE WASHINGTON, NC 27889-8032	PDN Number:

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 by issuing Notice to Proceed on Tenant Improvements.

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

The purpose of this Lease Agreement (LA) # 3 <sup>ND</sup> is to provide Notice to Proceed on the Tenant Improvement Budget

**NOTICE TO PROCEED**


The Government has determined that the Lessor's TI proposal in the amount of \$211,308.06 is fair and reasonable. This amount is within the tenant improvement allowance allocated in the lease. This LA serves as the Notice to Proceed for an amount Not to Exceed \$182,639.06 for tenant improvements and \$28,669.00 for the BSS scope of work. This amount is within the Tenant Improvement allowance allocated in paragraph 7 of the SF2 which is \$195,176.00 and within paragraph 8 of the SF2 for BSS which is \$28,669.00.


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:

FOR THE GOVERNMENT:

Signature:   
Name: JAMES K. MANE JR  
Title: Mgr Member  
Entity Name: Paradigm Development Group LLC  
Date: July 16, 2013

Signature:   
Name: Heather Driskell  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service, APRID  
Date: 7/23/13

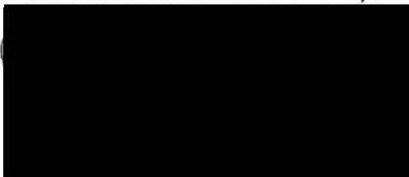
WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Ashley L Coward  
Title: Assistant  
Date: July 16, 2013

Per Paragraph 3.2 of the SFO, "**Tenant Improvement Rental Adjustment (AUG 2008)**," The government, at its sole discretion, shall make all decisions as to the usage of the Tenant Improvement Allowance. The Government may use all or part of the Tenant Improvement Allowance. The Government may return to the Lessor any unused portion of the Tenant Improvement Allowance in exchange for a decrease in rent according to the amortization rate over the firm term.

If this should occur full service rent shall be adjusted in a subsequent lease amendment.

All work must be completed in accordance to the lease. Any additional work must be authorized in writing by the Contracting Officer.



*Mgr Menden*

INITIALS: JKD LESSOR & ND GOV'T