

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. _____
	TO LEASE NO. GS-04B-62396
ADDRESS OF PREMISES BBT/TWO Hanover Square 434 Fayetteville Street, Suite 640 Raleigh, NC 27601-1701	PDN Number: _____

**THIS AMENDMENT** is made and entered into between Phoenix Limited Partnership of Raleigh whose address is: 434 Fayetteville Street, Suite 2060 Raleigh, NC 27601-1701 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective November 1, 2013 as follows:

This Lease Agreement (LA) No. 3 has been prepared to correct the Lessor's payment structure

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$101,704.70	\$120,459.16
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 36,603.00	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 33,939.34	33,939.34
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$ 0	\$ 0
PARKING <sup>5</sup>	\$ XXX,XXX.XX	\$ XXX,XXX.XX
<b>TOTAL ANNUAL RENT</b>	<b>\$172,247.04</b>	<b>\$154,398.50</b>

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:**

*Phoenix Limited Partnership of Raleigh*  
 BY: *ACQUISITION GROUP INC. its General Partner*  
 Signature: BY: [Redacted]  
 Name: CRAIG SHIMONIA  
 Title: VICE PRESIDENT  
 Entity Name: ACQUISITION GROUP INC  
 Date: 11/5/2013

**FOR THE GOVERNMENT:**

[Redacted]  
 Signature: [Redacted]  
 Name: Blaine D. Ketus  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 11/7/13

**WITNESSED FOR THE LESSOR BY:**

[Redacted]  
 Signature: [Redacted]  
 Name: [Redacted]  
 Title: Vice President, Acquisition Group Inc  
 Date: 11/5/13

<sup>1</sup>Shell rent (Firm Term) calculation: \$17.95 per RSF multiplied by 5,666 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$6.46 is amortized at a rate of 5.941% percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$5.99 per RSF multiplied by 5,666 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

<sup>5</sup>Parking costs described under sub-paragraph G below

*[A large diagonal blue line is drawn across the page, likely indicating a signature or a redaction.]*

INITIALS: CS & edp  
LESSOR GOV'T