

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62436
ADDRESS OF PREMISES 226 S. Liberty Street Winston Salem, NC 27101-5211	PDN Number:

THIS AMENDMENT is made and entered into between **Merz Family Investments (US), LLC**

whose address is: 4215 Tudor Lane Greensboro, NC 27410-8105

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended:

Effective July 1, 2013 as follows the Lessor hereby leases to the Government 13,171 rentable square feet (RSF) of office and related space, yielding 11,453 ANSI/BOMA office area of space and 13 surface parking spaces.

1. Paragraph 1.03 of the lease is hereby amended as follows:

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	ANNUAL RENT	PRSF RATE	PUSF RATE
07/01/2013-12/31/2013	13,171	\$117,748.74	\$89,694.51	\$0.00	\$207,443.25	\$15.75	\$18.11

*The rental set forth in Paragraph 1 of this lease amendment does not include tenant improvement costs. Upon completion of the tenant improvements, the actual cost of said tenant improvements shall be reconciled and the rent will be adjusted accordingly.

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	ANNUAL RENT	PRSF RATE	PUSF RATE
Years 1-5	13,171	\$117,748.74	\$89,694.51	\$131,007.22	\$338,450.47	\$25.70	\$29.55
Years 6-10	13,171	\$139,480.89	\$89,694.51	\$0.00*	\$229,175.40	\$17.40	\$20.01

This Lease Amendment contains 1 page.

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: _____
Entity Name: Merz Family Investments (US) LLC
Date: 7/8/13

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/10/2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: REPRESENTATIVE
Date: 7/9/13