

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No 6 TO LEASE NO GS-04B-62533
LEASE AMENDMENT	PDN Number: n/a
ADDRESS OF PREMISES 3511 Shannon Rd, Ste. 200 Durham, NC 27707-6330	

THIS AMENDMENT is made and entered into between VALLEY VIEW OFFICE, LLC

whose address is: 3511 Shannon Rd, Durham, NC 27707-6330

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 give notice to establish the effective date and start rent payments

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 Sept 22, 2016 as follows:

To Have and To Hold the said Premises with its appurtenances for the term beginning September 16, 2016 and continuing through September 15, 2026. *JMK*

Paragraph 1.03 of the Lease is hereby deleted and replaced with

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

	FIRM TERM 15 09/16/2016 - 09/15/2021	NON FIRM TERM 09/16/2021 - 09/15/2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$199,256.94	\$248,144.73
TENANT IMPROVEMENTS RENT	\$0	\$0
OPERATING COSTS ²	\$107,182.56	\$107,182.56
BUILDING SPECIFIC SECURITY ³	\$4,243.61	\$0
PARKING	\$0	\$0
TOTAL ANNUAL RENT	\$300,439.50	\$355,327.29

310,683.11 *JMK*

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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: [Redacted]
Name: JOE M. HARRIS
Title: MANAGER
Entity Name: VALLEY VIEW OFFICE, LLC
Date: 9-23-16

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/23/16

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: ALANNA A. LORAN
Title: PROPERTY MANAGER
Date: 9-23-16

¹Shell rent (Firm Term) calculation: \$13.98 per RSF multiplied by 14,253 RSF
Shell rent (Non Firm Term) calculation: \$17.41 per RSF multiplied by 14,253 RSF
²Operating Costs rent calculation: \$7.82 per RSF multiplied by 14,253 RSF
³Building Specific Amortized Capital (BSAC) rent calculation: \$0.39 (rounded) per RSF multiplied by 14,253 RSF \$17,440.69 amortized at 8% over 60 months

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

INITIALS

LMN
LESSOR

&

GS
GOVT