

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-04B-62533
ADDRESS OF PREMISES 3511 Shannon Rd, Ste. 210 Durham, NC 27707-6330	PDN Number: n/a

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 increase the rental rate.

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	NON FIRM TERM
	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	\$0	\$0
PARKING	\$0	\$0
TOTAL ANNUAL RENT	\$306,439.50	\$355,327.29

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: \$7.52 per RSF multiplied by 14,253 RSF

Lessor agrees to accept this rate increase in lieu of a delay claim against the Government.

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: JOE M. HARRIS

Title: MANAGER

Entity Name: VALLEY VIEW OFFICE, LLC

Date: 7/8/16

FOR THE GOVERNMENT:

Signature:

Name: Pho Vadis Green

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 8/3/16

WITNESSED FOR THE LESSOR BY:

Signature:

Name: LINDA A. LOGAN

Title: Property Manager

Date: 7/8/16