

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
LEASE AMENDMENT	TO LEASE NO. GS-04P-LNC62595
ADDRESS OF PREMISES 1100 SITUS COURT RALEIGH, NC 27606-4295	PDN Number:

**THIS AMENDMENT** is made and entered into between **Highwoods Realty Limited Partnership** whose address is:

3100 Smoke Tree Court, Suite 600  
Raleigh, NC 27604

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 Issue the Notice to Proceed with the construction for Change Order 3.

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 January 9th, 2018 as follows:

The Lessor's change order 1, 2, 10, 14, 16, 17, 18, and 21 is considered fair and reasonable by the GSA. This Lease Amendment (LA) No. 7 is your Notice to Proceed (NTP) to furnish and install tenant improvements as required and outlined in Lease No. GS-04B-LNC62595.



(CO 1) Paging System Add controls  
(CO 2) 3 Wall Type change at office 18D  
(CO 10) Install original antenna conduit roof patching to new location  
(CO 14) Door hardware credit  
(CO 16) Install 1 door bell push button/ Install 4 door bell chimes  
(CO 17) Ground 4' EMT pipe to building steel/ insulate up to 3 LF of conduit using ½ armaflex  
(CO 18) Supply and install caulking the Level 3 Glazing panel to its Armortex Level 3 Bullet resistant interior Transaction window frame as requested.

This Lease Amendment contains 1 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: Highwoods Realty Limited Partnership  
By: Highwoods Properties, Inc.

Signature: [Redacted]  
Name: THOMAS S. HILL JR  
Title: VICE PRESIDENT  
Entity Name: Highwoods Properties, Inc  
Date: 5/2/18

FOR THE GOVERNMENT:

Signature: [Redacted]  
Name: Alvin P. Jackson  
Title: Contracting Officer  
GSA, Public Buildings Service  
Date: 5/4/2018

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]  
Name: Sara E. Carlton  
Title: Assoc. General Counsel  
Date: 5/2/18

[REDACTED] (CO 21) Hardware Changes  
 \$14,391.91 (Total change order construction cost)

Paragraph C. of Lease Amendment 1 is amended to read:

C. Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor for the tenant improvements as follows: The Lessor and the Government hereby agree that, based upon the Final Construction Documents, the cost of the tenant improvements is \$1,094,980.07. Of this amount, the total tenant improvement amount to be amortized is \$532,520.10 over five (5) years at a rate of 6.5% and the total BSAC amount to be amortized is \$26,324.02 over five (5) years at a rate of 6.5%. The remaining balance of \$536,135.95 (including \$14,391.91 listed in LA7) shall be paid to the Lessor in a one-time, lump-sum payment upon the Lessor's submission of a proper invoice to the Government. The Lessor agrees that the invoice(s) shall be printed on the same letterhead as the payee named in this Lease and shall reference Pegasys Document Number XXXXXXXX.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS TS#  
LESSOR

&

GOVT