

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-04B-50073
ADDRESS OF PREMISES Parkshore Centre 1 Poston Road Charleston, South Carolina 29407-3424	PDN Number:

THIS AMENDMENT is made and entered into between **Parkshore Centre I, LP**

whose address is: 25 Calhoun Street, Suite 310, Charleston, South Carolina 29401-3576

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease contract to provide for alterations to the leased space per change orders requested by the Agency.

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 February 26, 2013 as follows:

- I. The Government hereby accepts the Lessor's proposals to provide install and maintain the following improvements in accordance with the Lessor's proposals to include all necessary labor and materials. This Lease Amendment is in addition to the Notice to Proceed Lease Amendment No. 5.

Change Order 2	\$ 860.20
Initial Tenant Improvement Costs	<u>\$135,906.23</u>
Total Cost of Tenant Improvements	\$136,766.43


Remaining Tenant Improvement Allowance (\$192,394.02 minus \$136,766.43)	\$ 55,627.59
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- II. By acceptance of this Lease Amendment, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.
- III. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor. The Lessor waives all restoration rights.


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.


 Name: Marcus R. Durlack, IV.
 Title: General Partner
 Entity Name: Parkshore Centre, LP
 Date: 2/26/2013

FOR THE GOVERNMENT

 Signature: _____
 Name: Elaine D. Pettis
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 3/9/13

WITNESSED

 Signature: _____
 Name: Bedie Kinney
 Title: CFO, Durlack Associates
 Date: 2/26/2013