

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>4</u>
	TO LEASE NO. GS-04B-62380
ADDRESS OF PREMISES 145 North Church Street Suite 205 Spartanburg, SC 29306-5123	PDN Number:

**THIS AMENDMENT** is made and entered into between Spartanburg Business Technology Center, LP whose address is: 145 North Church Street; Suite Spartanburg, SC 29306-5123 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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective May 6, 2013 as follows:

This Lease Agreement (LA) No. 4 has been prepared to correct the Lessor's payment structure


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 <sup>1</sup>	\$35,419.41	\$35,419.41
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 33,403.31	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 21,804.08	\$ 21,804.08
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$ 0	\$ 0
PARKING <sup>5</sup>	\$ XXX,XXX.XX	\$ XXX,XXX.XX
<b>TOTAL ANNUAL RENT</b>	<b>\$90,626.80</b>	<b>\$57,211.76</b>


This Lease Amendment contains 2 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:**

Signature:   
 Name: \_\_\_\_\_  
 Title: Director  
 Entity Name: Spartanburg Business Technology  
 Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature:   
 Name: Elaine D. Peters  
 Title: Lease Contracting Officer  
 Date: 7/10/13

**WITNESSED FOR:**

Signature:   
 Name: Cheryl Suckey  
 Title: Site Manager  
 Date: \_\_\_\_\_

<sup>1</sup>Shell rent (Firm Term) calculation: \$9.24 per RSF multiplied by 3,832 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$8.71 is amortized at a rate of 18% percent per annum over 3 years.

<sup>3</sup>Operating Costs rent calculation: \$5.69 per RSF multiplied by 3,832 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

<sup>5</sup>Parking costs described under sub-paragraph G below

The Lease Amendment will also correct the Lease Number to reflect GS-04B-62380

INITIALS: \_\_\_\_\_  
LESSOR

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*edp*  
GOVT