

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 5 </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. 5 has been prepared to correct the Rentable Square Footage in Paragraph A., the CAF in Paragraph B, and the Lessor's payment structure.

A. Office and Related Space: 4,439 rentable square feet (RSF), yielding 3,894 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 2nd floor(s) and known as Suite(s) 205, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.


B. Common Area Factor: The Common Area Factor (CAF) is established as 13.9959 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

This Lease Amendment contains 2 pages.

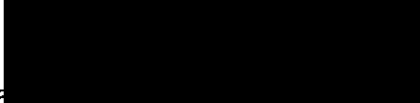
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

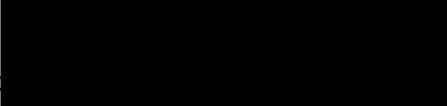
FOR THE LESSOR:

Signature: 
Name: C. Lynn Phillips
Title: Director
Entity Name: Spartanburg Business Tech.
Date: 7/16/14

FOR THE GOVERNMENT:

Signature: 
Name: Elaine D. Peters
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/9/14

WITNESS

Signature: 
Name: Linda D. Ellis
Title: Assistant Director
Date: 7/16/2014

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	\$41,023.57	\$41,023.57
TENANT IMPROVEMENTS RENT ²	\$ 33,403.31	\$0.00
OPERATING COSTS ³	\$ 25,257.91	\$ 25,257.91
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 0	\$ 0
PARKING ⁵	\$ XXX,XXX.XX	\$ XXX,XXX.XX
TOTAL ANNUAL RENT	\$99,684.79	\$66,281.48

¹Shell rent (Firm Term) calculation: \$9.24 per RSF multiplied by 4,439 RSF

²The Tenant Improvement Allowance of \$131,011.58 is amortized at a rate of 10% percent per annum over 5 years.

³Operating Costs rent calculation: \$5.69 per RSF multiplied by 4,439 RSF

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

⁵Parking costs described under sub-paragraph G below

T.C.
 INITIALS:
 LESSOR

&
 edp
 GOVT