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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 12 |
| | TO LEASE NO. GS-04B-62477 |
| ADDRESS OF PREMISES Park Office Center 800 Park Drive Durham, NC 27709-4385 | |

THIS AGREEMENT, made and entered into this date by and between **Davis 54, LLC** whose address is: **12 Davis Drive, PO Box 12255, Research Triangle, NC 27709-0003**

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 order tenant improvements and establish a partial notice to proceed.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This lease amendment is written to amend paragraph 1.05 TERMINATION RIGHTS and re-state and amend change orders.

1. Change Orders listed in this lease amendment will replace Lease Amendments 11. The cost related to CO 12 is corrected to [REDACTED].
2. A credit is added from the landlord in the amount of \$21,892.85 for reimbursables not incurred.

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|-----|---|------------|
| CO1 | 5 th Floor Knee Wall | [REDACTED] |
| CO4 | Re-work Power Block | [REDACTED] |
| CO5 | Install owner provided AV blocks | [REDACTED] |
| CO6 | Install Power Circuit in Storage RM5092 | [REDACTED] |
| CO7 | Directors area corridor wall alignment change | [REDACTED] |

This Lease Amendment contains 3 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:

FOR THE LESSOR

Signature: [REDACTED]

Name: Linda Hall

Title: CKO

Entity Name: Davis 54, LLC

Date: 9/20/16

FOR THE GOVERNMENT

Signature: [REDACTED]

Name: [REDACTED]

Title: [REDACTED]

GSA, Public [REDACTED]

Date: 10/17/2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: Van T. Ly

Title: Sr. Financial act.

Date: 9/20/16

| | | | |
|------|--|--|-------------------|
| CO8 | Install Ground Bar in 5th Floor IT Room | | |
| CO9 | ARO Door Hardware esthetic match | | |
| CO12 | Sealing 4th Floor Server Room | | |
| CO13 | Change Power Requirements at [REDACTED] and IT rooms | | |
| CO14 | Installation of Electrical Poke Through in Conference Room | | |
| CO15 | Install Ground Bar in 4th Floor Server Room | | |
| CO16 | Backer board Install in Conference Room | | |
| CO19 | 1st Floor Conduit Installation | | |
| CO20 | [REDACTED] Rm Door Change | | |
| CO21 | Server Rm Ckt installation | | |
| CO22 | Installation of Clerestory Windows | | |
| CO23 | 5th Floor Restroom Lights Replacement | | |
| CO24 | Relocation of F5 Light Fixtures | | |
| CO25 | Relocation of Directors Conf. Millwork | | |
| CO26 | Level 5 Finish existing walls on 5th floor | | |
| CO27 | Replace 2 wood doors with glass doors | | |
| CO29 | [REDACTED] Room Door Hardware credit | | |
| CO30 | Door Hardware changes per owner | | |
| CO31 | Electrical in IT room modification | | |
| CO32 | [REDACTED] | | |
| CO32 | [REDACTED] | | |
| CO33 | Director Suite Glass Door Threshold | | |
| CO34 | Install new door openers for all glass doors | | |
| CO35 | Install Doors in Operable Partitions | | |
| CO36 | Install Circuit's For Projector Screen | | |
| CO37 | Credit For Wood Sills | | |
| CO38 | Monument Sign | | |
| CO40 | Elevator Technician Assistance with [REDACTED] | | |
| CO41 | Directors Suite Rear Door Exit Sign and Push Button | | |
| | Credit from Lessor – Unused design services | | |
| | | | Total Cost |
| | | | \$114,589.15 |

3. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$114,589.15 upon receipt of an original invoice after completion, inspection, and acceptance of the work by the Contracting Officer.

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov.

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
 Attn: Alvin Jackson
 Real Estate Division (4PEA)
 77 Forsyth St. Suite 500
 Atlanta, GA 30303

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the item(s) delivered

INITIALS: AH LESSOR & GOVT

