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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 2 |
| | TO LEASE NO. GS-04P-62437 |
| ADDRESS OF PREMISES 1821 SAM RITTENBERG BLVD CHARLESTON, SC 29407-4823 | PDN Number: N/A |

THIS AMENDMENT is made and entered into between SKYLINE HOLDINGS, LLC

whose address is: 9595 Wilshire Blvd., Suite 1010
Beverly Hills, CA 90212-2512

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

WHEREAS, the parties hereto desire to amend the above Lease as indicated below:

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 August 26, 2015, as follows:

- A. **Establish a Beneficial Occupancy Date:** This Lease Amendment serves as official notice for establishing the Beneficial Occupancy as of August 7, 2015 for the above noted Lease number.
- B. **Re-establish the Rent:** The purpose of re-establishing the rent is to account for a differential in the TI, noted in lease amendment 1, relative to the TI amount established in the lease.

As such, the following paragraph of the Lease document, GSA Form L201B, has been deleted in its entirety and replaced by the following:

- 1. 1.03 - "Rent and Other Consideration (2013)". A :

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: Partner
Entity Name: SKYLINE HOLDINGS, LLC
Date: 8/26/15

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/26/15

WITNESSED FOR:

Signature: _____
Name: Alex TADASE
Title: MANAGER
Date: 8/26/15

| | FIRM TERM (Yr 1-10) | NON-FIRM TERM (Yr 11-15) |
|---|------------------------|-----------------------------|
| | ANNUAL RENT | ANNUAL RENT |
| SHELL RENT ¹ | \$317,547.00 | \$484,677.00 |
| TENANT IMPROVEMENTS RENT ² | \$ 84,735.90 | \$0.00 |
| OPERATING COSTS ³ | \$ 133,536.87 | \$ 133,536.87 |
| OPERATING COST – 24 HR HVAC ⁶ | \$24,820.00 | \$24,820.00 |
| BUILDING SPECIFIC AMORTIZED CAPITAL(BSAC) ⁴ | \$ 29,503.66 | \$0.00 |
| PARKING ⁵ | \$ 0.00 | \$0.00 |
| TOTAL ANNUAL RENT | \$590,143.43 | \$643,033.87 |

¹Shell rent calculation:

(Firm Term) \$19.00 per RSF multiplied by 16,713 RSF – Yrs 1 – 10

(Non-Firm Term) \$29.00 per RSF multiplied by 16,713 RSF – Yrs 11 – 15

²The Tenant Improvement Allowance of \$636,037.92 is amortized at a rate of 6 percent per annum over 10 years.

³Operating Costs rent calculation: \$7.99 per RSF multiplied by 16,713 RSF

⁴Building Specific Amortized Capital (BSAC) of \$221,458 are amortized at a rate of 6 percent per annum over 10 years

⁵Parking: No additional cost for parking for the full term of the lease and beyond.

⁶Operating Cost – 24 HR HVAC: \$68.00/day x 365 days/year (per lease)

By executing this LA, the Lessor agrees that any materials provided and installed under the GSA Contract GS-04B-62437, have been provided at no additional cost to the Government, other than that what has been approved by the LCO in writing at the time of award. The Lessor also releases the Government from all claims, including but not limited to claims for time, material, etc..., under the Lease arising in whole or in part from all events and circumstances existing prior to the date of execution of this LA by Lessor.

INITIALS:


LESSOR

&


GOVT