

FIRST AMENDMENT OF LEASE

THIS FIRST AMENDMENT OF LEASE is dated as of the 31st day of July, 2014, by and between RG-MWV OFFICE I LLC ("Landlord"), a Delaware limited liability company, having an address 1221 Avenue of the Americas, New York, NY 10020 and MEADWESTVACO CORPORATION ("Tenant"), a Delaware corporation, having an address at 201 Sigma Drive, Suite 400, Summerville, South Carolina 29483.

WITNESSETH:

WHEREAS, pursuant to an Agreement of Lease (the "Lease"), dated as of January 23, 2013, between Landlord, as landlord, and Tenant, as tenant, Landlord did agree to lease to Tenant and Tenant did agree to lease from Landlord certain premises not less than thirty-five thousand (35,000) rentable square feet, which premises would consists of (x) the entire fourth (4th) floor and (y) a portion of the third (3rd) floor of the building to be erected on the land to be identified on Exhibit "A-1" of the Lease;

WHEREAS, the Lease did not include certain exhibits referenced therein;

WHEREAS, the Lease currently contemplates that Landlord will perform the construction of certain improvements to prepare such premises for Tenant's initial occupancy;

WHEREAS, Landlord and Tenant desire that Tenant perform the construction of such improvements; and

WHEREAS, Landlord and Tenant desire to amend the Lease, among other things, to (i) include certain exhibits as set forth herein, (ii) reflect such agreement with respect to the construction of such improvements, on the terms and subject to the conditions set forth herein and (iii) otherwise amend the Lease as provided herein.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the mutual receipt and legal sufficiency of which the parties hereto hereby acknowledge, Landlord and Tenant hereby agree as follows:

1. All capitalized terms used herein without definition shall have the meanings ascribed thereto in the Lease.
2. The Lease is hereby amended by replacing (i) Exhibit A-1 attached thereto with Exhibit A-1 attached hereto and made a part hereof, (ii) Exhibit A-2 attached thereto with Exhibit A-2 attached hereto and made a part hereof, (iii) Exhibit C attached thereto with Exhibit C attached hereto and made a part hereof, (iv) Exhibit D attached thereto with Exhibit D attached hereto and made a part hereof, (v) Exhibit E attached thereto with Exhibit E attached hereto and made a part hereof, and (vi) Exhibit F attached thereto with Exhibit F attached hereto and made a part hereof. Each of the exhibits attached hereto are hereby incorporated into the Lease by reference and made a part thereof.
3. Exhibit B of the Lease is hereby deleted in its entirety.
4. The term "Base Building" in the Definitions of the Lease is hereby deleted and replaced with the following: "'Base Building" shall mean the improvements constituting the core and shell of the Building as more particularly described in the drawings described on the log attached hereto as Exhibit G and made a part hereof."
5. The term "BOMA Standards" in the Definitions of the Lease is hereby deleted.
6. The term "Commencement Date" in the Definitions of the Lease is hereby deleted and replaced with the following: "'Commencement Date" shall mean the date that Substantial Completion occurs."

7. The term "Premises" in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: "'Premises" shall mean the premises as shown hatched on Exhibit A-2 attached hereto and made a part hereof on the third (3rd) and fourth (4th) floors of the Building."
8. The term "Rentable Square Footage of the Building" in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: "'Rentable Square Footage of the Building" shall be deemed to mean ninety-eight thousand two hundred twenty-five (98,225) rentable square feet for all purposes of this Lease."
9. The term "Rentable Square Footage of the Premises" in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: "'Rentable Square Footage of the Premises" shall be deemed to mean thirty-five thousand (35,000) rentable square feet for all purposes of this Lease (which thirty-five thousand (35,000) rentable square feet consists of nine thousand six hundred ninety-eight rentable (9,698) rentable square feet on the third (3rd) floor of the Building and twenty-five thousand three hundred two (25,302) rentable square feet on the fourth (4th) floor of the Building)."
10. The term "Substantial Completion" in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: "'Substantial Completion" shall be deemed to have occurred when Tenant procures a temporary certificate of occupancy (or equivalent governmental approval) permitting the occupancy of the portion of the Premises located on the fourth (4th) floor of the Building."
11. The term "Supplemental Agreement" in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: "'Supplemental Agreement" shall

mean a Supplemental Agreement in the form of Exhibit E attached hereto and made part hereof. The Supplemental Agreement shall be executed by Landlord and Tenant.”

12. The term “Tenant Improvements” in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: ““Tenant Improvements” shall mean the tenant improvements with respect to the portion of the Premises located on the fourth (4th) floor of the Building as shown on the Approved Working Drawings.”

13. The term “Tenant Improvement Allowance” in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: ““Tenant Improvement Allowance” shall mean an amount equal to Seven Hundred Fifty-Nine Thousand Sixty Dollars and No Cents (\$759,060.00) with respect to the portion of the Premises on the fourth (4th) floor of the Building.”

14. Landlord and Tenant acknowledge that in addition to the Tenant Improvement Allowance, subject to paragraph 18 hereof, Tenant shall be entitled to reimbursement of an amount up to the Third Floor Tenant Improvement Allowance (as hereinafter defined) with respect to the Third Floor Alteration Space (as hereinafter defined) as set forth and in accordance with paragraph 18 hereof (the Tenant Improvement Allowance together with the Third Floor Tenant Improvement Allowance totals One Million Fifty Thousand Dollars and No Cents (\$1,050,000.00)).

15. The term “Tenant’s Proportionate Share” in the Definitions of the Lease is hereby deleted in its entirety and replaced with the following: ““Tenant’s Proportionate Share” shall mean thirty-five and sixty-three hundredths percent (35.63%). Tenant’s Proportionate Share may be adjusted from time to time as the rentable square footage of

the Building changes, but the denominator in such calculation shall not be less than ninety-eight thousand two hundred twenty-five (98,225).”

16. Section 2.1 of the Lease is hereby deleted in its entirety and replaced with the following:

“(i) The Base Building Work shall be performed by Landlord, at its sole cost and expense. It is the intent of Landlord to have the Building designed and constructed in a manner to achieve Leadership in Energy and Environmental Design (LEED) Gold Certification; provided, however, that the failure of the Building to attain LEED Gold Certification shall not be deemed a default by Landlord under this Lease. Tenant shall be responsible for the construction of the Tenant Improvements. Subject to the application of the Tenant Improvement Allowance, Tenant agrees, at Tenant’s sole cost and expense, to construct the Tenant Improvements in accordance with clauses (ii)-(vii) of this Section 2.1, and Landlord shall have no obligation to make any improvements or alterations to the Premises.

(ii) Landlord has approved the detailed specifications and engineered working drawings for the Tenant Improvements prepared by tenant’s architect (“Tenant’s Architect”) that are described on the log attached hereto as Exhibit H and made a part hereof (such drawings, the “Approved Working Drawings”). Such approval by Landlord shall not be deemed to be a representation or warranty that the same is properly designed to perform the function for which it is intended or complies with any applicable Requirement.

(iii) The Tenant Improvements and the performance thereof shall be in accordance with, and subject to all of the terms and conditions of this Lease (including,

but not limited to, Article 9 hereof), and shall at all times comply with (a) all Requirements, (b) with the reasonable rules, regulations and guidelines of the Landlord and (c) the LEED guidelines set forth on Exhibit I attached hereto and made a part hereof.

(iv) Within fifteen (15) days after Substantial Completion of the Tenant Improvements, Tenant shall deliver to Landlord (i) copies of paid receipts certified by the chief financial officer of Tenant, (ii) general releases and waivers of lien from all consultants, contractors, subcontractors and materialmen involved in the performance of the Tenant Improvements and the materials furnished in connection therewith, and (iii) a certificate from Tenant's Architect certifying that Tenant Improvements have been completed in accordance with the Approved Working Drawings, and (iv) record drawings and specifications of the Premises reflecting the Tenant Improvements.

(v) Landlord agrees that (i) if there is no default by Tenant of which Tenant has received written notice but failed to cure, (ii) upon receipt by it of evidence satisfactory to it (as provided in Section 2.1(iv) hereof) of the completion of Tenant Improvements in a manner reasonably satisfactory to Landlord, and (iii) upon the furnishing by Tenant to Landlord of the evidence of the payment therefor by Tenant, Landlord shall reimburse to Tenant an amount equal to the Tenant Improvement Allowance.

(vi) Landlord agrees to grant Tenant's general contractor reasonable access to the Building and the Premises for the design and installation of the Tenant Improvements. Tenant shall reimburse Landlord for (i) the reasonable cost of Landlord's engineer to supervise tie ins to the building systems, and (ii) the reasonable cost of any third party

consultants required by Landlord to approve or supervise the Tenant Improvements (it being understood that Landlord shall use good faith efforts to provide all approval and supervision with its in-house staff and to limit such third party consultants to approval or supervision of items which the Landlord's in-house staff is not capable of approving or supervising).

(vii) The access granted Tenant pursuant to the provisions Section 2.1(vi) of this Lease will be at Tenant's sole risk and subject to all the terms and provisions of this Lease, including, but not limited to the provisions of the Lease regarding insurance, indemnification, compliance with all Requirements and labor harmony, except for the payment of Base Rent and Additional Rent, which will commence on the Commencement Date as provided in Section 1.3 of the Lease. Tenant, its agents, employees and contractors will not interfere with or delay Landlord's (i) completion of construction of the Base Building Work or other improvements and/or (ii) Landlord's procurement of a certificate of occupancy (or equivalent governmental approval) permitting the occupancy of the Building and/or the Premises for the purposes provided in this Lease. In the event of any such interference, as determined by Landlord in its sole discretion, Tenant shall cease and cause its agents, employees and contractors to immediately cease, any work in the Premises and Building upon receipt of notice from Landlord notifying Tenant of such determination."

17. Section 2.2 of the Lease is hereby deleted in its entirety and replaced with the following: "Promptly after the Commencement Date, Landlord and Tenant shall execute the Supplemental Agreement."

18. For the avoidance of any doubt, Tenant shall be obligated to pay Base Rent and Additional Rent with respect to the entire Premises from and after the Commencement Date in accordance with the Lease, as amended hereby. If tenant performs Alterations in accordance with the provisions of the Lease (including Article 9 thereof) in the portion of the Premises on the third (3rd) floor of the Building (such portion of the Premises on the third (3rd) floor of the Building in which tenant performs such Alterations, the "Third Floor Alteration Space") in connection with Tenant's initial occupancy thereof, then, Tenant shall be entitled to reimbursement of an amount equal to the lesser of (I) the actual cost of such Alterations and (II) the product of (x) Thirty Dollars and No Cents (\$30.00) and (y) the rentable square footage of the Third Floor Alteration Space; provided, however, that in no event shall such amount exceed Two Hundred Ninety Thousand Nine Hundred Forty Dollars and No Cents (\$290,940.00) (such amount equal to the lesser of clause (I) and (II) that shall in no event exceed Two Hundred Ninety Thousand Nine Hundred Forty Dollars and No Cents (\$290,940.00), the "Third Floor Tenant Improvement Allowance"). If (i) Tenant or a subtenant approved by Landlord in accordance with Article 10 of the Lease so performs Alterations in the Third Floor Alteration Space, (ii) Tenant procures a certificate of occupancy (or equivalent governmental approval) permitting the occupancy of the Third Floor Alteration Space and (iii) the cost to perform such Alterations is less than the Third Floor Tenant Improvement Allowance, then at Tenant's election, any unused portion of the Third Floor Tenant Improvement Allowance shall be applied against future payments of Base Rent. Subject to this paragraph 18, the Third Floor Tenant Improvement Allowance will be

distributed and subject to the requirements set forth in Section 2.1(iv)-(v) of the Lease, as amended hereby.

19. Section 22.1 of the Lease is hereby amended to provide that (I) Notices to Landlord shall be delivered to RG-MWV OFFICE I LLC, 1111 Brickell Avenue, Suite 1011, Miami, Florida 33131, Attention: John L. Petricola, with a copy to (i) C. Todd Parker, The Rockefeller Group, 3455 Peachtree Road, Suite 500, Atlanta, Georgia 30326 and (ii) Rock-Miramar, Inc., 1221 Avenue of the Americas, New York, New York 10020, Attention: Assistant Secretary, and (II) Notices to Tenant shall be delivered to MeadWestvaco Corporation, 201 Sigma Drive, Suite 400, Summerville, South Carolina 29483, Attention: Kenneth T. Seeger and James H. Hill, with a copy to MeadWestvaco Corporation, 501 South 5th Street, Richmond, Virginia 23219, Attention: Corporate Real Estate/Corp. Secretary and a copy to Nelson Mullins, 151 Meeting Street, Suite 600, Charleston, South Carolina 29401, Attention: John B. Hagerty.

20. Section 26.2 of the Lease is hereby amended by deleted the following words therefrom: "The policy of insurance required to be maintained by Tenant pursuant to Section 26.1 shall name as the insured parties Landlord, Tenant, Landlord's managing agent, if any, and any mortgagee of Landlord" and inserting the following in their place "The policy of insurance required to be maintained by Tenant pursuant to Section 26.1 shall include the Landlord and Landlord's managing agent, if any, and any mortgagee of Landlord, as additional insured parties".

21. Subject to Section 1.2 of the Lease, during the Term, Tenant shall have exclusive use of the parking spaces shown hatched on Exhibit J attached hereto and made a part hereof. Tenant shall have the right, at Tenant's sole cost and expense, to place signs in

the grass in front of such parking spaces which set forth the name of any of Tenant's employees. The quality, design, style, and size of such signs shall be in conformance with the Rules and Regulations and the Nexton Charter.

22. Except as expressly amended and modified hereby, the Lease shall otherwise remain in full force and effect, the parties hereto hereby ratifying and confirming the same. This Amendment, together with the Lease, is the complete understanding between the parties and supersedes all other prior agreements and representations concerning its subject matter. To the extent of any inconsistency between the Lease and this Amendment, the terms of this Amendment shall control.

23. This Amendment may be executed in two or more counterparts, each of which shall constitute an original, but all of which, when taken together, shall constitute but one instrument.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed and delivered this
First Amendment of Lease as of the date first above written.

LANDLORD:

RG-MWV OFFICE I LLC,
a Delaware limited liability company

By: Rock-Miramar, Inc., a New York corporation,
its managing member

By: _____

Name: JOHN L. PETRICOLA

Title: SENIOR VICE PRESIDENT

TENANT:

MEADWESTVACO CORPORATION,
a Delaware corporation

By: _____

Name:

Title:

IN WITNESS WHEREOF, Landlord and Tenant have duly executed and delivered this
First Amendment of Lease as of the date first above written.

LANDLORD:

RG-MWV OFFICE I LLC,
a Delaware limited liability company

By: Rock-Miramar, Inc., a New York corporation,
its managing member

By: _____

Name:

Title:

TENANT:

MEADWESTVACO CORPORATION,
a Delaware corporation

By: _____

Name:

Title:

KENNETH T. SEEBER

SENIOR VICE PRESIDENT

Exhibit A-1

Land

(See attached)

EXHIBIT A - 1

Legal Description of Premises

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERKELEY, STATE OF SOUTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE TOWN OF SUMMERVILLE AND BERKELEY COUNTY, STATE OF SOUTH CAROLINA BEING MORE FULLY SHOWN AND DESIGNATED ON A SUBDIVISION PLAT ENTITLED "NEW "LOT 1A", NEW LOT 1B" OF NEXTON" SHOWING THE CREATION OF NEW "LOT 1A, NEW "LOT 1B", ADJUSTMENT OF TRACT X, TRACT Y & MWV CDLM TRACT AND A NEW VARIABLE WIDTH ACCESS EASEMENT & MULTIPLE UTILITY EASEMENT, OWNED BY MWV-SHEEP ISLAND, LLC & MWV COMMUNITY DEVELOPMENT AND LAND MANAGEMENT, LLC, DATED NOVEMBER 02, 2012, RECORDED IN THE REGISTER OF DEEDS FOR BERKELEY COUNTY IN PLAT CABINET P, PAGE 269P AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON REBAR FOUND (5/8" REBAR) LOCATED ON THE SOUTHWESTERN RIGHT-OF-WAY OF ROSE DRIVE (66' R/W) AND THE SOUTHERN EXTENSION OF THE RIGHT-OF-WAY OF SIGMA DRIVE (TYPICAL 75' R/W), SAID POINT BEING THE POINT OF BEGINNING AND THE COMMON PROPERTY CORNER OF TMS NO. 221-00-00-062, RG-MWV-OFFICE I LLC, THE RIGHT-OF-WAY OF THE SIGMA DRIVE (R/W VARIES), THE RIGHT-OF-WAY OF ROSE DRIVE (66' R/W) AND THE RIGHT OF WAY OF SIGMA DRIVE (TYPICAL 75' R/W): THENCE FOLLOWING THE WESTERN RIGHT-OF-WAY OF ROSE DRIVE (66' R/W) THE FOLLOWING CALLS TO PROPERTY CORNERS FOUND; THENCE S28°11'23"W, A DISTANCE OF 5.00' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE TURNING AND RUNNING ALONG THE RIGHT-OF-WAY OF SIGMA DRIVE (TYPICAL 75' R/W) S61°48'37"E, A DISTANCE OF 33.00' TO A CALCULATED POINT; THENCE TURNING AND LEAVING SAID RIGHT-OF-WAY RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND MWV-SHEEP ISLAND, LLC, TMS NO. 221-00-00-088 THE FOLLOWING CALLS TO PROPERTY CORNERS FOUND; THENCE S28°09'41"W, A DISTANCE OF 208.45' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE N61°48'37"W, A DISTANCE OF 33.10' TO AN IRON REBAR FOUND (5/8" REBAR); ; THENCE S28°11'23"W, A DISTANCE OF 107.28' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE TURNING AND LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND SC PUBLIC SERVICE AUTHORITY, TMS NO. 221-00-00-080 THE FOLLOWING CALLS TO PROPERTY CORNERS FOUND; THENCE N58°18'18"W, A DISTANCE OF 30.14' TO AN IRON REBAR FOUND (5/8" REBAR); THENCE S28°16'32"W, A DISTANCE OF 30.00' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE S58°18'16"E, A DISTANCE OF 30.19' TO AN IRON REBAR FOUND (5/8" REBAR); THENCE

TURNING AND LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND MWV-SHEEP ISLAND, LLC, TMS NO. 221-00-00-088 THE FOLLOWING CALL TO A PROPERTY CORNER FOUND; THENCE S27°48'25"W, A DISTANCE OF 89.05' TO AN IRON PIPE FOUND (1" PIPE); THENCE LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND MWV-SHEEP ISLAND, LLC, TMS NO. 221-00-00-082 THE FOLLOWING CALL TO A PROPERTY CORNER FOUND; THENCE S27°48'25"W, A DISTANCE OF 58.67' TO AN IRON REBAR FOUND (5/8" REBAR); THENCE TURNING AND LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND MWV COMMUNITY DEVELOPMENT AND LAND MANAGEMENT, LLC, TMS NO. 221-00-00-150 THE FOLLOWING CALL TO A PROPERTY CORNER FOUND; THENCE N61°48'37"W, A DISTANCE OF 30.00' TO AN IRON REBAR FOUND (5/8" REBAR); THENCE LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND MWV-SHEEP ISLAND LLC, TMS NO. 221-00-00-044 THE FOLLOWING CALL TO A PROPERTY CORNER FOUND; THENCE N61°48'37"W, A DISTANCE OF 506.49' TO AN IRON REBAR FOUND (5/8" REBAR); THENCE TURNING AND LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND MWV-SHEEP ISLAND, LLC, TMS NO. 221-00-00-096 THE FOLLOWING CALLS TO PROPERTY CORNERS FOUND ; THENCE N28°11'23"E, A DISTANCE OF 287.50' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE N53°34'32"E, A DISTANCE OF 62.41' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE N46°13'24"E, A DISTANCE OF 87.92' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE ALONG AN ARC HAVING A RADIUS OF 62.50', A LENGTH OF 27.88' AND A CHORD N33°26'37"E - 27.65' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE N20°39'50"E, A DISTANCE OF 27.97' TO AN IRON REBAR FOUND (5/8" REBAR); THENCE TURNING AND LEAVING SAID PROPERTY AND RUNNING ALONG THE COMMON PROPERTY LINE OF RG-MWV OFFICE I LLC, TMS NO. 221-00-00-062 AND THE SOUTHERN RIGHT-OF-WAY OF SIGMA DRIVE (R/W VARIES), THE FOLLOWING CALLS TO PROPERTY CORNERS FOUND; THENCE ALONG AN ARC HAVING A RADIUS OF 915.00', A LENGTH OF 169.74' AND A CHORD S67°07'29"E - 169.50' TO AN IRON REBAR FOUND (5/8" REBAR) ; THENCE S61°48'37"E, A DISTANCE OF 313.89' TO AN IRON REBAR FOUND (5/8" REBAR), SAID POINT BEING THE POINT OF BEGINNING, LOT 1A CONTAINING 264,073 SQ. FT. OR 6.062 ACRES.

BEING THE SAME PROPERTY CONVEYED TO RG-MWV OFFICE I LLC BY DEED OF MWV-SHEEP ISLAND, LLC DATED JANUARY 18, 2013 AND RECORDED JANUARY 24, 2013 IN BOOK 9916, PAGE 156 IN THE REGISTER OF DEEDS OFFICE FOR BERKELEY COUNTY, SOUTH CAROLINA.

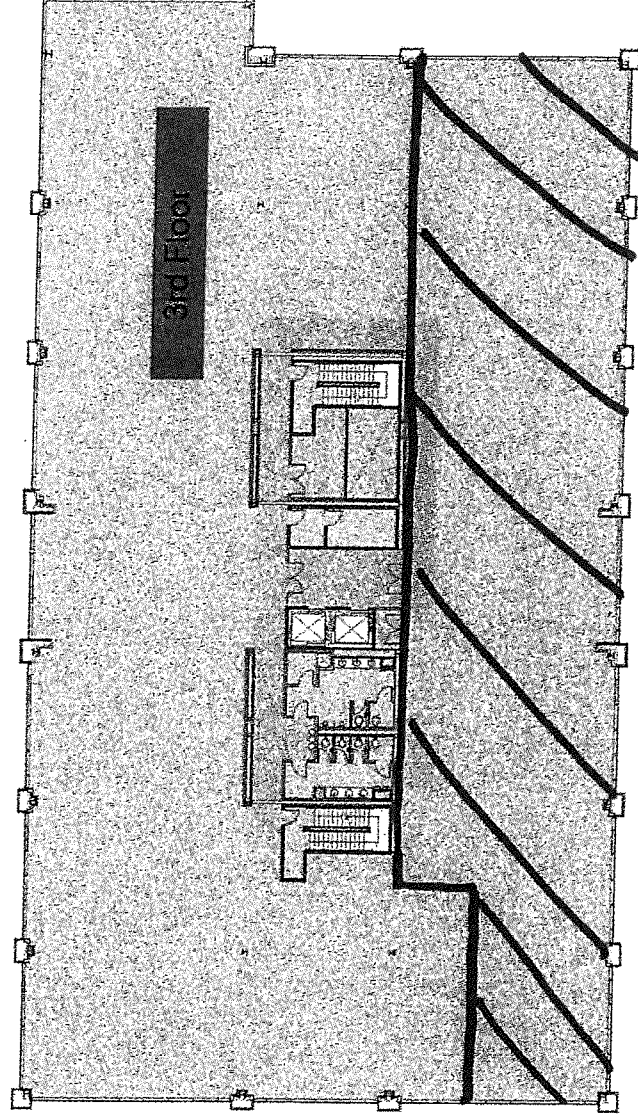
TMS NO. 221-00-00-062

Exhibit A-2

Premises

(See attached)

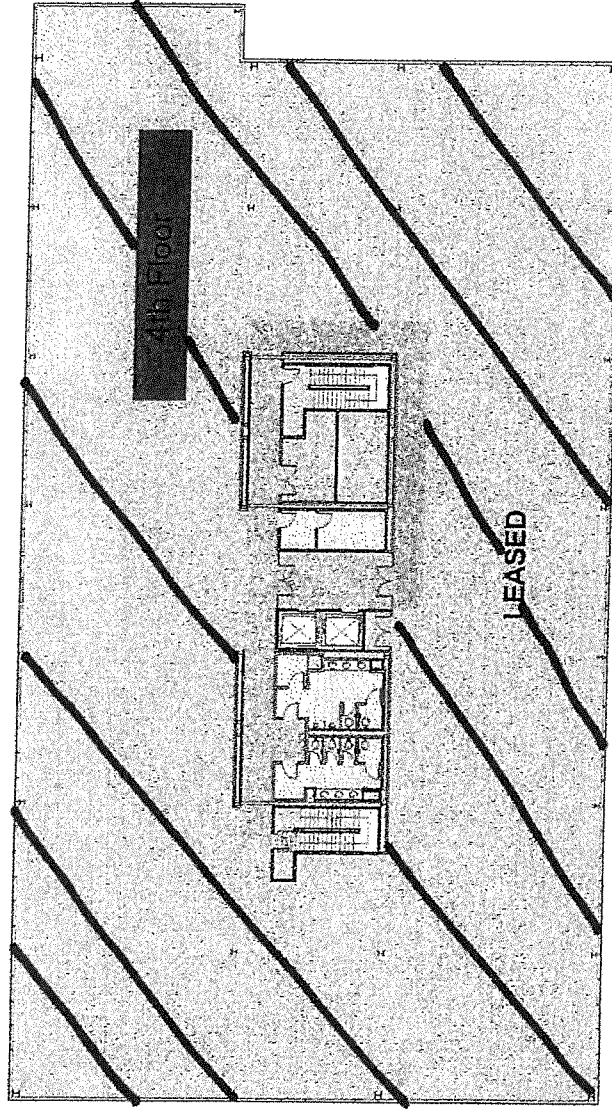
Exhibit A-2
Premises



① AREA PLAN, 3RD FLOOR

☑ LEASED AREA

Exhibit A-2
Premises



① AREA PLAN - 4TH FLOOR
0.01

Exhibit C

Rules and Regulations

1. Tenant shall not do or permit to be done in or about the Premises or the Building any act which obstructs or interferes with the rights of other tenants of Landlord, or annoys them in any way, including, but not limited to, making loud or unseemly noises. Tenant shall not use the Premises for manufacturing, storage, or sale of merchandise or property of any kind, sleeping, lodging, or cooking at any time except with Landlord's written permission. Tenant may use for its own employees within its Premises coffee makers, microwave ovens, ice machines, refrigerators, dishwashers and other similar appliances customarily used in office building warming kitchens, but Tenant shall be responsible for shutting off such appliances at the close of each business day.
2. No part of the Building shall be used for gambling, immoral, or unlawful purposes. No intoxicating beverage shall be sold in the Building without the prior written consent of Landlord. No area outside of the Premises shall be used by Tenant for storage purposes at any time. No bicycles, vehicles, or animals (except those assisting handicapped persons) of any kind shall be brought into the Building by Tenant or kept in or about the Premises.
3. The sidewalks, entrances, passages, corridors, halls, elevators, and stairways shall not be obstructed by Tenant or used for any purpose other than those for which same were intended as ingress and egress. No window shall be covered or obstructed by Tenant. Toilets, wash basins, and sinks shall not be used for any purposes other than those for which they were constructed, and no sweeping, rubbish, coffee grounds, or other obstructing substances shall be thrown therein. Landlord shall have the right to control and operate the common areas of the Property and the public portions of the Building in such a manner as Landlord deems best for the benefit of tenants generally.
4. Tenant may install additional locks or latches upon any door in the Premises so long as Landlord is provided keys or current passwords, as the case may be, to such locks, or latches. Tenant may install customary card key access systems so long as Landlord is provided access cards for entry in cases of emergency. The doors leading to the corridors or main hallways shall be kept closed at all times except such times as such doors may be used for ingress or egress.
5. Tenant shall not cause or permit any unusual or objectionable odors to be produced upon or issue from the Premises, and no flammable, combustible or explosive fluid, chemical or substance shall be brought into the Building by Tenant. Tenant shall comply with all laws pertaining to the use of these materials and shall remain solely liable for the costs of abatement and removal incurred due to Tenant's use of these materials.

6. Tenant shall be responsible for locking all entrance doors to the Premises upon the conclusion of the business day. Tenant assumes full responsibility for protecting the Premises from theft, robbery and pilferage. Except during Tenant's normal business hours, Tenant shall keep all doors to the Premises locked and other means of entry of the Premises closed and secured. Landlord shall not be responsible for any lost or stolen property, equipment, money or jewelry from the Premises regardless of whether such loss occurs when the Premises are locked or not.
7. No safes, furniture, boxes, large parcels, or other kind of freight shall be taken to or from the Premises by Tenant or allowed in any elevator, hall, or corridor at any time except by permission of, and at all times reasonably allowed by, Landlord. The persons employed to move Tenant's articles must be approved by Landlord, and, at Landlord's option, supervised by Landlord. Tenant shall assume all risk for damage to articles moved and injury to any persons resulting from such movement. If equipment, property or personnel of Landlord or of any other party is damaged or injured as a result of or in connection with such movement, Tenant shall be solely liable for any resulting loss or damage.
8. The Building shall be open to Tenant, its employees, and business visitors during Building Hours. At all other times every person, including Tenant, its employees and visitors entering and leaving the Building may be questioned by a guard as to that person's business therein, and may be required to sign such person's name on a form provided by Landlord for registering such person.
9. Tenant shall not employ any person other than Landlord's contractor or employees for the purpose of cleaning and taking care of the Premises.
10. Landlord shall have the right to prohibit any advertising by Tenant which, in Landlord's opinion, tends to impair the reputation of the Building or its desirability for offices, and upon written notice from Landlord, Tenant shall refrain from or discontinue such advertising.
11. Tenant shall not overload any floor and shall not install any heavy objects, safes, business machines, files or other equipment without having received Landlord's prior written consent as to size, maximum weight, routing and location thereof. Damage to the Building by the installation, maintenance, operation, existence or removal of property of Tenant shall be repaired at Tenant's sole expense.
12. Canvassing, soliciting, and peddling in the Building is prohibited and Tenant shall cooperate to prevent the same.
13. Tenant acknowledges that the Building is a non-smoking building and that smoking is absolutely prohibited in the Premises and elsewhere in the Building. Tenant agrees to cause its employees to smoke only in those portions of the Property designated by Landlord for smoking.

14. Tenant's business machines and mechanical equipment which cause unreasonable noise or vibration that may be transmitted to the structure of the Building or to any other premises to such a degree as to be objectionable to Landlord or any other tenant shall be placed and maintained by Tenant, at Tenant's expense, on vibration eliminators or other devices sufficient to eliminate such unreasonable noise or vibration. Similarly, Tenant shall not operate any mechanical or electrical devices that emit excessive sound or other waves or that would interfere with the operation of any device, equipment, radio, television broadcasting or reception from or within the Building.
15. The Premises shall not be used for the manufacture of goods for sale or for the sale and auction of merchandise, goods or property of any kind.
16. The employees of Landlord or its managing agent shall not be required to perform any work or do anything outside of their regular duties unless under special instruction from Landlord.
17. Except for trash removal and mopping of floors, Landlord shall not be responsible for cleaning any finishes which are non-standard, such as kitchens, break rooms, dedicated bathrooms, wallpaper or special lights. However, at Tenant's request, Landlord shall clean such areas at Tenant's cost. Tenant shall not cause any unnecessary janitorial labor or services by reason of its carelessness or indifference in the preservation of good order and cleanliness. However, at Tenant's request, Landlord will clean any such areas at Tenant's cost.
18. The building directory located in the lobby shall be provided by Landlord to Tenant so as to display its name and location in the Building, which display shall be as directed by Landlord.
19. Tenant shall cooperate with Landlord to insure the most effective operation of the Building's heating and air-conditioning and shall refrain from attempting to adjust any controls other than room thermostats which are intended to be adjusted by Tenant.
20. In no event shall Tenant, without the prior consent of Landlord, use pictures or illustrations of the Building in any advertising; provided, however, that so long as MeadWestvaco Corporation is the Tenant or the master developer of Nexton, MeadWestvaco Corporation shall be permitted to use such pictures or illustrations of the Building in such advertising. Notwithstanding anything to the contrary set forth herein, Tenant shall not have the right to use Landlord's name or the terms "Rockefeller", "Rockefeller Center", or "Rockefeller Group", or any combination or simulation thereof, for any purpose whatsoever including, but not limited to, advertising, correspondence, Internet networking postings or other promotional arrangement.
21. Tenant shall not take any action which would violate Landlord's labor contracts or which would cause picketing, work stoppage, labor disruption or dispute, or interfere with Landlord's or any other tenant's or occupant's business or with the

rights and privileges of any person lawfully in the Building. Tenant shall take all actions necessary to resolve such situation, shall have pickets removed and (at the request of Landlord) immediately terminate any work in the Premises which gave, rise to such situation, until Landlord consents in writing for the work to resume. Tenant shall have no claim for damages against Landlord, nor shall the Term be extended as a result of such actions.

22. From time to time, Landlord may adopt procedures and systems for the safety of the Building, its occupants, use and contents. Tenant, its agents, employees, contractors, guests and invitees shall comply with Landlord's procedures and systems.
23. This edition of Rules and Regulations shall be effective on and after the Commencement Date as from time to time later supplemented and amended by Landlord, Landlord shall not be responsible to Tenant for the non-observance, or violation, of any of these Rules and Regulations by other tenants of the Building. Landlord shall use commercially reasonable efforts to enforce the Rules and Regulations.

Exhibit D

Cleaning Specifications

(See attached)



DESCRIPTION OF WORK TO BE PERFORMED	WEEKLY	MONTHLY	ANNUALLY
ENTIRE FACILITY:			
Spot clean all interior / exterior door glass, sills and adjacent glass	5		
Spot clean receptionist interior partition glass	5		
Spot clean all interior partition glass and window sills		1	
Corner to corner vacuum all carpeted areas and rugs	5		
Vacuum all walk off mats and high traffic areas	5		
Implement an ongoing spot cleaning program designated to one individual carpet cleaning technician on a daily basis	5		
Dust mop hard surface floor with treated or electrostatic dust mop	5		
Damp mop all hard surface floors with a neutral cleaner	5		
Empty all trash receptacles, replace liners and remove all collected waste to the designated compactor area	5		
Dust, polish and or wipe clean all applicable surfaces, furniture, i.e., partitions, window ledges, tables, lamps, chairs, cabinets, blinds, counters, decoratives, etc.	1		
Dust, polish and or wipe clean all conference room table tops	5		
Dust all chair legs, table legs, rungs, ledges, moldings, etc.	1		
For Conference / Training Rooms: Properly arrange all chairs to align with tables & desks.	5		
Sanitize light switches. Spot clean walls, doors, door casings, etc.	1		
Clean and disinfect drinking water fountains. Sanitize buttons	5		
Vacuum / brush upholstery (chairs, couches, curtains, etc.)		1	
Dust, vacuum and or clean all baseboards	1		
Dust and or vacuum all low-reach areas up to 72" from floor	1		
Dust and or vacuum all high-reach areas above 72" from floor		1	
Dust and or vacuum all HVAC vent covers and returns			6
Clean all lens covers of building standard light fixtures (remove bugs and clean lens)			6
Sweep and remove debris from all Mechanical Closets		1	
Clean and or polish door thresholds, kick plates and push plates	1		
Clean and sanitize all sinks, counter tops, cabinet faces, exterior of refrigerators and interior / exterior of microwave ovens	5		
Cardboard boxes will be broken down and placed in cardboard recycling dumpster (if provided)	5		
Strip, machine scrub, spray buff and or re-finish VCT floors			4
Machine scrub and or machine polish granite/marble lobby floors			4

FOR MORE INFORMATION:

Meredith Millender
Property Manager | Charleston
DIR: 843 720 7503
meredith.millender@colliers.com

COLLIERS INTERNATIONAL
25 Calhoun Street, Suite 220
Charleston, South Carolina 29401
TEL +1 843 723 1202
www.colliers.com/charleston

Real Estate Management Services

Colliers
INTERNATIONAL

Janitorial Specifications | Charleston, SC

continued

DESCRIPTION OF WORK TO BE PERFORMED	WEEKLY	MONTHLY	ANNUALLY
COMMON AREAS:			
Shampoo all common area carpets once per year			1
Machine scrub and or machine polish granite/marble lobby floors			4
Strip, machine scrub, spray buff and or re-finish VCT floors			4
RESTROOMS, SHOWERS AND LOCKER ROOMS:			
Clean and sanitize all restroom fixtures (including toilets, urinals, sinks, vanities, showers, pipes, flush valves, etc.)	5		
Clean and polish all mirrors, counter tops, lockers, bright work, etc.	5		
Dust mop and or vacuum all hard surface floors	5		
Restock all restroom supplies with bath tissue, hand towels, hand soaps, lotions, sanitary supplies, seat covers, specialty items, etc.	5		
Sanitize light switches. Spot clean all walls, doors, door casings, etc	5		
Thoroughly clean and disinfect all partitions	1		
Flush floor drains and traps with hot water and disinfectant	1		
Machine clean all ceramic tile floors, walls and grout.			4
ELEVATORS			
Clean and or polish doors, walls and door tracks	1		
Sanitize elevator buttons and escalator rails with a disinfectant	5		
Vacuum and remove all soil from tracks.	5		
For Freight Elevators: Dust and damp mop hard surface floor	5		
Clean light fixtures, signs and elevator panels	5		
STAIRWELLS, STAIRWAYS AND LANDINGS			
Dust mop and damp mop steps and landings	1		
Corner to Corner Vacuum all mats, rugs and carpeted areas	1		
Spot Vacuum all mats, rugs and carpeted areas	1		
Vacuum all walk off mats	5		
Dust hand railings, ledges, emergency lights, etc.	1		
Spot clean doors, door casings, kick plates, push plates, etc.	1		
COMPACTOR/LOADING DOCK AREAS			
Sweep and or power blow loading dock and compactor area	1		
Pressure wash loading dock, dumpster waste areas			4

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Real Estate Management Services

Colliers
INTERNATIONAL

Janitorial Specifications | Charleston, SC

continued

DESCRIPTION OF WORK TO BE PERFORMED	WEEKLY	MONTHLY	ANNUALLY
EXTERIOR ENTRANCES AND SMOKING AREAS:			
Police entrances, walkways and perimeter of designated areas for cigarette butts, trash and various debris.	5		
Empty, clean and maintain all waste and ash receptacles	5		
Remove cobwebs from overheads, corners, sills, clean directories	5		
MISCELLANEOUS:			
All Managers, Supervisors, Day Porters and Evening Custodial Staff must wear Uniforms at all times			
Keep janitors closets clean and in a neat and organized manner			
Have all MSD SHEETS posted and kept up to date. Perform and document all Safety Training and Human Resource issues			
Assign an Account Manager to the Customer as a direct contact person for requests and scheduling needs			
Provide Supervision during all hours of operation			
Turn off all lights and secure doors unless instructed otherwise			
Report any maintenance or building issues observed immediately to Customer contact person or through tracking system	5		
Turn off all lights and secure doors unless instructed otherwise	5		
Provide English speaking Management, Day Porters	5		
ADDITIONAL SERVICES AVAILABLE UPON REQUEST			
Five Different Carpet Cleaning Methods, i.e., Rotor Shampoo, Steam Extract, Spin Bonnet, Foam Cleaning and Dry Cleaning			
All Types of Floor Care, i.e., Stripping, Waxing, Machine Scrub, High Speed Burnishing, Top Coating, Screen Sanding, Epoxy Sealing, VCT, Ceramic, Wood, Marble, Granite, Restoration, etc.			
General Man Hour Rate for Additional Services			

FOR MORE INFORMATION:

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Exhibit E

SUPPLEMENTAL AGREEMENT

Supplemental Agreement

Supplemental Agreement ("Supplemental Agreement"), dated as of _____, 2014, between RG-MWV Office I LLC, a Delaware limited liability company, having an address c/o Rockefeller Group Development Corporation, 1221 Avenue of the Americas, New York, NY 10020 ("Landlord"), and MeadWestvaco Corporation, a Delaware corporation, having its principal office at 180 Westvaco Road, Summerville, SC 29483 ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into an Agreement of Lease, dated as of January 23, 2013 (the "Lease"); and

WHEREAS, Section 2.2 of the Lease provides that promptly after the Rentable Square Footage of the Premises and the Rentable Square Footage of the Building are determined pursuant to Section 2.2 of the Lease, Landlord and Tenant shall execute an agreement confirming the Rentable Square Footage of the Premises and the adjustments to the Base Rent, if any, and Tenant's Proportionate Share, *inter alia*.

NOW THEREFORE, Landlord and Tenant agree as follows:

1. All terms used in this Supplemental Agreement that are not defined shall have the meaning given to said terms in the Lease.
2. The Commencement Date is _____.
3. The Termination Date is _____.
4. The Rentable Square Footage of the Building is _____
() rentable square feet.
5. The Rentable Square Footage of the Premises is _____
() rentable square feet.
6. Tenant's Proportionate Share is _____.

7. The Base Rent is as follows:

Year	Annual Base Rental Rate	Annual Base Rent	Monthly Base Rent
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

The parties hereto have executed this Supplemental Agreement as of _____, ____.

LANDLORD:

RG-MWV Office I LLC, a Delaware limited liability company

By: Rock-Miramar, Inc., its managing member

By: _____
Name: _____
Title: _____

TENANT:

MeadWestvaco Corporation, a Delaware corporation

By: _____
Name: _____
Title: _____

Exhibit F
HVAC

(See attached)

EXHIBIT F
HVAC SPECIFICATIONS

Mechanical: Direct Digital Control (DDC) controlled mechanical equipment with an Energy Management System (EMS). System will consist of four (4) roof top units with one unit per floor.

Codes & Standards: 2006 International Mechanical Code

2006 International Energy Conservation Code

ASHRAE 62.1-2007

ASHRAE 90.1-2007

Climate Conditions: ASHRAE Climatic Conditions for Charleston, SC

Summer Outdoor Dry Bulb: 92 deg F

Summer Outdoor Wet Bulb: 77 deg F

Winter Outdoor Dry Bulb: 25 deg F

Ventilation Requirements: Per ASHRAE 62-2007

Indoor Design Criteria: The HVAC equipment is designed to maintain the following indoor conditions to plus or minus 2 degrees Fahrenheit, based upon South Carolina Energy Code and the local conditions specified in the 1993 edition of ASHRAE HANDBOOK OF FUNDAMENTALS:

- a. Summer indoor: 76° F.; 50% maximum relative humidity
- b. Winter indoor: 72° F.

System Equipment: The system will be roof top mounted mechanical units with electrical re-heat on the peripheral zones. Primary-conditioned air is distributed to the terminal units through low-pressure ductwork to perimeter slot diffusers. All other low pressure duct, diffusers, and grilles required by the tenant's plan will be part of the tenant improvement cost. Exterior building zones are conditioned with VAV/PIU units with electric heat. Interior zones are conditioned with cooling only VAV units. The core zones are conditioned with variable volume PIU units with heat.

Base Building HVAC:

The tenant space cooling will be supplied through variable air volume terminal units. Return air will be provided at the light fixtures minimizing the number of grilles in the ceiling system. For sound attenuation, ductwork shall be lined directly downstream of each AHU for a minimum of 25 feet. Power Induction units (PIUs) are included in common areas with a complete low-pressure duct system and slot diffusers hung from ceiling. All perimeter slot diffusers or ceiling diffusers will be by tenant inside tenant spaces. PIU's inside tenant spaces will be provided ceiling mounted but not wired for final installation by tenant as a part of the tenant improvement cost.

Exhibit G

Base Building Work

(See attached)



EXHIBIT G - BASE BUILDING WORK

CONTRACT DRAWING DOCUMENT LOG

NEXTON OFFICE BUILDING #1

4-Nov-13

Log Designation	DRAWING DESCRIPTIONS	DRAWING #	ORIGINAL ISSUE DATE	REVISION ONE DATE	REVISION TWO DATE	REVISION THREE DATE	REVISION FOUR DATE
1	Civil Title Sheet	1 of 12	10/23/2012	11/20/2012			
1	Civil Legend Sheet	2 of 12	10/23/2012	11/20/2012			
1	Civil Existing Conditions & Demo Plan	3 of 12	10/23/2012	11/20/2012			
1	Civil SWPPP Plan	4 of 12	10/23/2012	11/20/2012			
1	Civil SWPPP Details	5 of 12	10/23/2012	11/20/2012			
1	Civil Site Plan	6 of 12	10/23/2012	11/20/2012			
1	Civil Grading & Drainage Plan	7 of 12	10/23/2012	11/20/2012			
1	Civil Storm Drainage Profiles	8 of 12	10/23/2012	11/20/2012			
1	Civil Site Details I	9 of 12	10/23/2012	11/20/2012			
1	Civil Site Details II	10 of 12	10/23/2012	11/20/2012			
1	Civil Water & Sewer Plan	11 of 12	10/23/2012	11/20/2012			
1	Civil Water & Sewer Details	12 of 12	10/23/2012	11/20/2012			
1	Layout Plan	L1 of L6	1/30/2013	9/6/2013			
1	Entry Plaza	L2 of L6	1/30/2013	9/6/2013			
1	no title	L3 of L6	7/15/2013	9/6/2013			
1	Plant Schedule and Details	L4 of L6	7/15/2013	9/6/2013			
1	Site Details	L5 of L6	7/15/2013	9/6/2013			
1	Site Details	L6 of L6	7/15/2013	9/6/2013			
1	Conduit Plan	1 of 1	5/6/2013				
a	Architectural Cover Page	Cover	11/5/2012	12/5/2012			
a	List of Drawings	G-001	11/5/2012	12/5/2012			
a	Project Information Sheet	G-002	11/5/2012	12/5/2012			
a	Building Envelope Compliance & UL Details	G-003	11/5/2012	12/5/2012			
a	U.L. Details	G-004	11/5/2012	12/5/2012			
a	Life Safety Plans	G101	11/5/2012	12/5/2012			
b	First Floor Slab / Foundation Plan	S-101	11/5/2012	2/18/2013	2/19/2013	3/18/2013	
b	Second Floor Framing Plan	S-102	11/5/2012	1/30/2013	2/18/2013	3/18/2013	
b	Third Floor Framing Plan	S-103	11/5/2012	1/30/2013	2/18/2013	3/18/2013	
b	Fourth Floor Framing Plan	S-104	11/5/2012	1/30/2013	2/18/2013	3/18/2013	
b	Roof Framing Plan	S-151	11/5/2012	2/18/2013	3/18/2013	4/29/2013	5/9/2013
b	Penthouse Roof Framing Plan	S-152	11/5/2012	2/18/2013	3/25/2013		
b	General Notes, Sections & Details	S-201	11/5/2012	3/18/2013			
b	Sections & Details	S-202	11/5/2012				
b	Sections & Details	S-301	11/5/2012				
b	Sections & Details	S-302	11/5/2012	2/18/2013	3/25/2013		
b	Sections & Details	S-303	11/5/2012	2/18/2013	3/18/2013		
b	Sections & Details	S-304	11/5/2012	2/18/2013	4/29/2013		
b	Braced Frame Elevations & Notes	S-401	11/5/2012	2/18/2013			
b	Braced Frame Details	S-402	11/5/2012				
b	Braced Frame Elevations & Notes	S-403	11/5/2012	2/18/2013			
c	First Floor Plan	A-101	11/5/2012	12/5/2012	3/13/2013		
c	Second Floor Plan	A-102	11/5/2012	1/30/2013	2/18/2013	3/13/2013	
c	Third Floor Plan	A-103	11/5/2012	1/30/2013	2/18/2013		
c	Fourth Floor Plan	A-104	11/5/2012	1/30/2013	2/18/2013		
c	First Floor Reflective Ceiling Plan	A-121	11/5/2012	12/5/2012	5/7/2013		
c	Typical Floor - Reflective Ceiling Plan	A-122	11/5/2012	12/5/2012	1/30/2013		
c	First Floor Finish Plan	A-130	11/5/2012	12/5/2012	5/7/2013		
c	Typical Floor - Finish Plan	A-131	11/5/2012	12/5/2012			
c	Roof Plan	A-151	11/5/2012	2/18/2013	3/13/2013		
c	Roof Plan	A-152	11/5/2012	11/26/2012	2/18/2013	3/13/2013	
c	Slab Plan - 1st Floor	A-161	11/5/2012	12/5/2012	3/13/2013		

Landscape VE:
Azaleas reduced
from 245 ea to
69 ea



CONTRACT DRAWING DOCUMENT LOG
NEXTON OFFICE BUILDING #1

4-Nov-13

Log Designation	DRAWING DESCRIPTIONS	DRAWING #	ORIGINAL ISSUE DATE	REVISION ONE DATE	REVISION TWO DATE	REVISION THREE DATE	REVISION FOUR DATE
c	Slab Plan - 2nd Floor	A-162	11/5/2012	2/18/2013	3/13/2013		
c	Slab Plan - 3rd Floor	A-163	11/5/2012	2/18/2013	3/13/2013		
c	Slab Plan - 4th Floor	A-164	11/5/2012	2/18/2013	3/13/2013		
c	Slab Plan - Roof	A-165	11/5/2012	2/18/2013	3/13/2013		
c	Exterior Elevations	A-201	11/5/2012	11/26/2012	2/18/2013	3/13/2013	
c	Exterior Elevations	A-202	11/5/2012	2/18/2013	3/13/2013		
c	Building Sections	A-300	11/5/2012	2/18/2013	3/13/2013		
c	Roof Sections	A-301	11/5/2012	2/18/2013	3/13/2013		
c	Wall Sections	A-351	11/5/2012	11/26/2012	2/18/2013		
c	Enlarged Plans	A-401	11/5/2012	12/5/2012			
c	Enlarged Core Plans	A-401a	4/18/2013				
c	Enlarged Plans	A-402	11/5/2012	12/5/2012			
c	Stair & Elevator Sections	A-411	11/5/2012	2/18/2013	3/13/2013		
c	Stair Details	A-412	11/5/2012	12/5/2012			
c	Enlarged Elevations	A-421	11/5/2012	11/26/2012	2/18/2013	3/13/2013	
c	Interior Elevations	A-430	11/5/2012	11/26/2012			
c	Interior Elevations	A-431	11/5/2012	12/5/2012			
c	Plan Details	A-501	11/5/2012	12/5/2012			
c	Plan Details	A-502	11/5/2012	12/5/2012			
c	Section Details	A-511	11/5/2012	2/18/2013			
c	Section Details	A-512	11/5/2012	2/18/2013			
c	Section Details	A-513	11/5/2012	11/26/2012	1/30/2013	2/18/2013	3/13/2013
c	Canopy Details	A-520	11/5/2012	12/5/2012			
c	Canopy Details	A-521	11/5/2012	12/5/2012			
c	Ceiling Details	A-541	11/5/2012	12/5/2012			
c	Ceiling Details	A-542	11/5/2012	12/5/2012			
c	Roof Axons	A-551	11/5/2012	2/18/2012	3/13/2013		
c	Door Schedule, Door Type, Legend & Frame Type Legend	A-601	11/5/2012	11/26/2012	2/18/2013		
c	Interior Finish Legend & Schedule	A-610	11/5/2012	12/5/2012	7/16/2013		
c	Interior Details	A-700	11/5/2012	12/5/2012			
d	Fire Protection Legend & Notes	FP-001	11/5/2012	11/20/2012	2/18/2013		
d	First Floor Plan - Fire Protection	FP-101	11/5/2012	1/30/2013			
d	Second Floor Plan - Fire Protection	FP-102	11/5/2012	1/30/2013			
d	Third Floor Plan - Fire Protection	FP-103	11/5/2012	1/30/2013			
d	Fourth Floor Plan - Fire Protection	FP-104	11/5/2012	1/30/2013	2/18/2013		
d	Roof Plan - Fire Protection	FP-105	11/5/2012	2/18/2013			
e	Mechanical Schedules, Notes & Legend	M-001	11/5/2012	2/18/2013			
e	Mechanical Details & Sequence of Operation	M-002	11/5/2012	2/18/2013			
e	First Floor Plan - Mechanical	M-101	11/5/2012	2/18/2013			
e	Second Floor Plan - Mechanical	M-102	11/5/2012	1/30/2013	2/18/2013		
e	Third Floor Plan - Mechanical	M-103	11/5/2012	1/30/2013	2/18/2013		
e	Fourth Floor Plan - Mechanical	M-104	11/5/2012	1/30/2013	2/18/2013		
e	Roof Plan - Mechanical	M-105	11/5/2012	2/18/2013			
e	Mechanical Details	M-201	11/5/2012	2/18/2013			
f	Electrical Symbols, Legend & Notes	E-001	11/5/2012				
f	Electrical Lighting Details & Lighting Fixture Schedule	E-002	11/5/2012				
f	Electrical Details	E-003	11/5/2012				
f	Electrical Details	E-004	11/5/2012				
f	Electrical Site Plan	E-101	11/5/2012				
f	First Floor Plan - Lighting (see VE)	E-201	11/5/2012	12/10/2012			
f	Second, Third & Fourth Floor Plan - Lighting (see VE)	E-202	11/5/2012	12/10/2012			
f	First Floor Plan - Power (see VE)	E-301	11/5/2012	12/10/2012	1/30/2013		



CONTRACT DRAWING DOCUMENT LOG
NEXTON OFFICE BUILDING #1

4-Nov-13

Log Designation	DRAWING DESCRIPTIONS	DRAWING #	ORIGINAL ISSUE DATE	REVISION ONE DATE	REVISION TWO DATE	REVISION THREE DATE	REVISION FOUR DATE
f	Second Floor Plan - Power	E-302	11/5/2012	1/30/2013			
f	Third Floor Plan - Power	E-303	11/5/2012	1/30/2013			
f	Fourth Floor Plan - Power	E-304	11/5/2012	1/30/2013	2/18/2013		
f	Roof Plan - Power & Lighting	E-305	11/5/2012	2/18/2013			
f	Electrical Riser Diagram	E-401	11/5/2012	1/30/2013	2/18/2013		
f	Panel Schedules	E-501	11/5/2012	1/30/2013			
f	Panel Schedules	E-502	11/5/2012				
f	Panel Schedules	E-503	11/5/2012				
f	Panel Schedules	E-504	11/5/2012				
f	A101 - Security (Marked Up Drawing)	Security	10/24/2012				
g	Plumbing Legend, Schedule & Notes	P-001	11/5/2012				
g	First Floor Plan - Plumbing	P-101	11/5/2012				
g	Second Floor Plan - Plumbing	P-102	11/5/2012	1/30/2013			
g	Third Floor Plan - Plumbing	P-103	11/5/2012	1/30/2013			
g	Fourth Floor Plan - Plumbing	P-104	11/5/2012	1/30/2013			
g	Roof Plan - Plumbing	P-105	11/5/2012	2/18/2013			
g	Plumbing Details	P-201	11/5/2012				
g	Plumbing Riser & Diagrams	P-301	11/5/2012				
	Architect's Supplemental Instructions (ASI's)						
h	ASI 001		4/18/2013				
h	ASI 002		5/7/2013				
h	ASI 003		6/3/2013				
h	ASI 004		6/27/2013				
h	ASI 005		7/16/2013				
h	ASI 006		8/20/2013				
h	ASI 007		10/23/2013				
	Value Engineering Drawings						
i	First Floor Plan - Lighting	E-201	11/5/2012	Issued by Richard Gowe Via Email on 12/11/2012			
i	Second, Third and Fourth Floor Plan - Lighting	E-202	11/5/2012	Issued by Richard Gowe Via Email on 12/11/2012			
i	First Floor Plan - Power	E-301	11/5/2012	Issued by Richard Gowe Via Email on 12/11/2012			
	Electrical Bulletins						
j	Power Metering Riser	BDE-3	8/13/2013				



CONTRACT SPECIFICATION & ADDENDUM DOCUMENT LOG

NEXTON OFFICE BUILDING #1

18-Apr-13

SPECIFICATION DESCRIPTIONS	SPEC SECTION	LATEST ISSUE (DATE)	LATEST REVISION #	COMMENTS
VOLUME 1				
Division 00 - Procurement & Contracting Requirements				
Cover Sheet	000001	11/5/2012		
Table of Contents	000002	11/5/2012		
Project Directory	000050	11/5/2012		
Seals Page	000107	11/5/2012		
Geotechnical Data	003132	11/5/2012		
Contractor's RFI Form	006313	11/5/2012		
Contractor's Substitution Request Form	006325	11/5/2012		
Division 01 - General Requirements				
Summary	011000	11/5/2012		
Allowances	012100	11/5/2012		
Payment Procedures	012900	11/5/2012		
Administrative Requirements	013000	11/5/2012		
Electronic Submittal Procedures	013300	11/5/2012		
Digital Data Letter of Agreement	013301	11/5/2012		
Quality Requirements	014000	11/5/2012		
CASE Form 102, Contractor Statement of Responsibility	014000A	11/5/2012		
Schedule of Special Inspections	014000B	11/5/2012		
References	014200	11/5/2012		
Temporary Facilities and Controls	015000	11/5/2012		
Product Requirements	016000	11/5/2012		
Execution	017300	11/5/2012		
Construction Waste Management and Disposal	017419	11/5/2012		
Closeout Procedures	017700	11/5/2012		
Electronic Operation and Maintenance Data	017823	11/5/2012		
Project Record Documents	017839	11/5/2012		
Sustainable Design Requirements - LEED for New Core and Shell Development	018113.19	11/5/2012		
Leed Checklist	018113.20	11/5/2012		
Division 03 - Concrete				
Cast-in-Place Concrete	033000	11/5/2012		
Precast Architectural Concrete	034500	11/5/2012		
Division 04 - Masonry				
Brick Masonry	042113	11/5/2012		
Exterior Stone Cladding	044200	11/5/2012		
Division 05 - Metals				
Structural Steel Framing	051200	11/5/2012		
Buckling-Restrained Braces	051250	11/5/2012		
Steel Decking	053100	11/5/2012		
Cold-Formed Metal Framing	054000	11/5/2012		
Metal Fabrications	055000	11/5/2012		
Metal Stairs	055100	11/5/2012		
Pipe and Tube Railings	055213	11/5/2012		
Division 06 - Wood, Plastics, and Composites				



CONTRACT SPECIFICATION & ADDENDUM DOCUMENT LOG

NEXTON OFFICE BUILDING #1

18-Apr-13

SPECIFICATION DESCRIPTIONS	SPEC SECTION	LATEST ISSUE (DATE)	LATEST REVISION #	COMMENTS
Miscellaneous Rough Carpentry	061053	11/5/2012		
Interior Architectural Woodwork	064023	11/5/2012		
Flush Wood Panelling	064216	11/5/2012		
Division 07 - Thermal and Moisture Protection				
Cold Fluid-Applied Waterproofing	071416	11/5/2012		
Bentonite Waterproofing	071700	11/5/2012		
Thermal Insulation	072100	11/5/2012		
Weather Barriers	072500	11/5/2012		
Fluid-Applied Membrane Air Barriers	072726	11/5/2012		
Metal Wall Panels	074213	11/5/2012		
Metal Composite Material Wall Panels	074213.23	11/5/2012		
Thermoplastic Membrane Roofing	075400	11/5/2012		
Sheet Metal Flashing and Trim	076200	11/5/2012		
Roof Accessories	077200	11/5/2012		
Applied Fireproofing	078100	11/5/2012		
Penetration Firestopping	078413	11/5/2012		
Joint Sealants	079200	11/5/2012		
Division 08 - Openings				
Hollow Metal Doors and Frames	081113	11/5/2012		
Flush Wood Doors	081416	11/5/2012		
Stile and Rail Wood Doors	081433	11/5/2012		
Access Doors and Frames	083113	11/5/2012		
All-Glass Entrances	084226	11/5/2012		
Glazed Aluminum Curtain Walls	084413	11/5/2012		
Door Hardware	087100	11/5/2012		
Glazing	088000	11/5/2012		
Decorative Glass Glazing	088113	11/5/2012		
Mirrors	088300	11/5/2012		
Division 09 - Finishes				
Non-Structural Metal Framing	092216	11/5/2012		
Gypsum Board	092900	11/5/2012		
Tiling	093000	11/5/2012		
Stone Tiling	093033	11/5/2012		
Acoustical Panel Ceilings	095113	11/5/2012		
Linear Wood Ceilings	095426	11/5/2012		
Resilient Base and Accessories	096513	11/5/2012		
Resilient Tile Flooring	096519	11/5/2012		
Tile Carpeting	096813	11/5/2012		
Wall Covering	097200	11/5/2012		
Fabric-Wrapped Panels	097723	11/5/2012		
Exterior Painting	099113	11/5/2012		
Interior Painting	099123	11/5/2012		
High-Performance Coatings	099600	11/5/2012		
Division 10 - Specialties				
Signage	101400	11/5/2012		
Toilet and Bath Accessories	102800	11/5/2012		



CONTRACT SPECIFICATION & ADDENDUM DOCUMENT LOG

NEXTON OFFICE BUILDING #1

18-Apr-13

SPECIFICATION DESCRIPTIONS	SPEC SECTION	LATEST ISSUE (DATE)	LATEST REVISION #	COMMENTS
Toilet Compartments	102113	11/5/2012		
Division 12 - Furnishings				
Entrance Floor Mats and Frames	124813	11/5/2012		
Division 14 - Conveying Equipment				
Electric Traction Elevators	142100	11/5/2012		
VOLUME 2				
Division 21 - Fire Suppression				
Fire Protection System General	210500	11/5/2012		
Standpipes	211200	11/5/2012		
Wet-Pipe Sprinkler System	211313	11/5/2012		
Electric-Drive, Centrifuged Fire Pumps	213000	11/5/2012		
Division 22 - Plumbing				
Plumbing General	220500	11/5/2012		
Plumbing Pipe, Tube and Fittings	220503	11/5/2012		
General Duty Valves for Plumbing Piping	220523	11/5/2012		
Hangers & Supports for Plbg Piping & Equipment	220529	11/5/2012		
Identification for Plumbing Piping & Equipment	220553	11/5/2012		
Plumbing Insulation	220700	11/5/2012		
Division 23 - Heating Ventilating and Air Conditioning				
Common Work Results for HVAC	230500	11/5/2012		
Common Motor Requirements for HVAC Equipment	230513	11/5/2012		
Hangers & Supports for HVAC Piping & Equipment	230529	11/5/2012		
Vibration & Seismic Controls for HVAC Piping and Equipment	230548	11/5/2012		
Testing, Adjusting and Balancing for HVAC	230593	11/5/2012		
HVAC Insulation	230700	11/5/2012		
Direct Digital Control System	230900	11/5/2012		
Refrigerant Piping	232300	11/5/2012		
Metal Ducts	233113	11/5/2012		
Air Duct Accessories	233300	11/5/2012		
HVAC Power Ventilators	233423	11/5/2012		
Air Terminal Units	233600	11/5/2012		
Diffusers, Registers and Grilles	233713	11/5/2012		
Packaged, Outdoor, Central-Station Air Handling Units (VAV)	237413	11/5/2012		
Division 26 - Electrical				
Common Work Results - Electrical	260500	11/5/2012		
Grounding and Bonding for Electrical Systems	260526	11/5/2012		
Hangers and Supports for Electrical Systems	260529	11/5/2012		
Raceway and Boxes for Electrical Systems	260533	11/5/2012		
Vibration and Seismic Controls for Electrical Systems	260548	11/5/2012		
Identification for Electrical Systems	260553	11/5/2012		
Lighting Control Devices	260923	11/5/2012		
Network Lighting Controls	260943	11/5/2012		
Low Voltage Transformers	262200	11/5/2012		



CONTRACT SPECIFICATION & ADDENDUM DOCUMENT LOG

NEXTON OFFICE BUILDING #1

18-Apr-13

SPECIFICATION DESCRIPTIONS	SPEC SECTION	LATEST ISSUE (DATE)	LATEST REVISION #	COMMENTS
Switchboards	262413	11/5/2012		
Panelboards	262416	11/5/2012		
Fuses	262813	11/5/2012		
Enclosed Switches and Circuit Breakers	262816	11/5/2012		
Lightning Protection for Structures	264113	12/10/2012		
Surge-Protective Devices (SPDs) for Low-Voltage Electrical Power Circuits (1kV or Less)	264313	11/5/2012		
Interior Lighting	265100	11/5/2012		
Division 28 - Electronic Safety and Security				
Digital, Addressable Fire-Alarm System	283111	11/5/2012		
Division 31 - Earthwork				
Termite Control	313116	11/5/2012		
ADDENDUMS:	ADDENDUM #:	DATE:		
Addendum #1 - Drawing & Spec Clarifications Only	#1	12/12/2012		

Exhibit H

Approved Working Drawings

(See attached)



EXHIBIT H - APPROVED WORKING DRAWINGS

CONTRACT DRAWING DOCUMENT LOG

MWV Office Suite

10/21/2013

DESCRIPTION	DRAWING #	ORIGINAL ISSUE DATE	REVISION ONE DATE	REVISION TWO DATE	REVISION THREE DATE
Project Information Sheet	G-001	20-Jun-13	26-Jul-13		
Life Safety Plan	G-002	20-Jun-13			
4th Floor West	A-103	20-Jun-13	26-Jul-13		
4th Floor East	A-104	20-Jun-13			
4th Floor West RCP	A-123	20-Jun-13	26-Jul-13		
4th Floor East RCP	A-124	20-Jun-13	26-Jul-13	24-Sep-13	
Interior Elevations	A-251	20-Jun-13	26-Jul-13		
Interior Elevations	A-252	20-Jun-13	26-Jul-13		
Interior Elevations	A-253	20-Jun-13	26-Jul-13		
Enlarged Plans	A-401	20-Jun-13	26-Jul-13		
Plan Details	A-501	20-Jun-13	26-Jul-13		
Interior Details	A-511	20-Jun-13	26-Jul-13		
Interior Details	A-512	20-Jun-13	26-Jul-13		
Ceiling Details	A-541	20-Jun-13			
Ceiling Details	A-542	20-Jun-13	26-Jul-13		
Door Schedule, Door Legend, Frame Legend	A-601	20-Jun-13	26-Jul-13	24-Sep-13	
Door Details	A-602	20-Jun-13	26-Jul-13		
Finish Legend	A-711	20-Jun-13	26-Jul-13		
Finish Schedule	A-712	20-Jun-13	26-Jul-13		
4th Floor Finish Plan	A-722	20-Jun-13			
4th Floor Furniture Plan	A-732	20-Jun-13			
Casework Details	A-761	20-Jun-13	26-Jul-13		
Casework Details	A-762	20-Jun-13			
Millwork Details	A-771	20-Jun-13	26-Jul-13		
Fire Sprinkler Plan - Fourth Floor	F-101	20-Jun-13	26-Jul-13		
Plumbing Supply Plan - Fourth Floor	P-101	20-Jun-13			
Plumbing DWV Plan - Fourth Floor	P-201	20-Jun-13			
Mechanical Plan - Fourth Floor	M-101	20-Jun-13	26-Jul-13	1-Oct-13	
Electrical Symbols and Schedules	E-000	20-Jun-13			
Lighting Schedules and Details	E-001	20-Jun-13	26-Jul-13	7-Aug-13	7-Oct-13
Panel Schedules and Details	E-002	20-Jun-13	26-Jul-13	7-Aug-13	7-Oct-13
Lighting Plan - Fourth Floor	E-100	20-Jun-13	26-Jul-13	7-Aug-13	7-Oct-13
Power & Communications Plan - Fourth Floor	E-200	20-Jun-13	26-Jul-13	7-Aug-13	7-Oct-13
Mechanical Wiring Plan - Fourth Floor	E-300	20-Jun-13	26-Jul-13		
Systems Plan	E-400	20-Jun-13	26-Jul-13		
Cable Tray Plan - Fourth Floor	E-500	20-Jun-13			

Exhibit I

LEED Guidelines

Landlord is seeking certification of the Base Building under the Leadership in Energy and Environmental Design (“LEED”) Green Building Rating System™ administered by the United States Green Building Council. As such, Tenant acknowledges that Tenant is required to adhere or encouraged to participate, as set forth below, with the following construction and/or operational practices and procedures:

1. Tenant shall install, as part of the Tenant Improvements, an electronic metering device (E-Mon brand or comparable brand) for all lighting and receptacle loads.
2. Tenant is encouraged to participate in Landlord’s comprehensive waste management plan for the Property by utilizing blue and green recycling containers.
3. Tenant is encouraged to provide walk-off mats and/or removable rugs within the Premises, which mats or rugs can be removed, maintained and cleaned weekly.

Exhibit J

Reserved Parking

(See attached)

PARKING EXHIBIT – SPOTS #1 - #14

