

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE
October 20, 2011

TO LEASE NO

GS-04B-59118

ADDRESS OF PREMISES: 1071 Hunter Hill Road
 Rocky Mount, NC 27804-1767

THIS AGREEMENT, made and entered into this date by and between **OAKWOOD PROPERTIES, LLC**

whose address is: 301 S. Church Street, Suite 10, Station Square
 Rocky Mount, NC 27804-5738

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

WHEREAS, the parties hereto desire to amend the above Lease,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2011, as follows:

- Paragraph 1 is changed to read:** "1. The Lessor hereby leases to the Government the following described premises: A total of 11,275 rentable (9,804 ANSI/BOMA office area) square feet of office and related space, with 56 on-site parking spaces at no additional cost to the Government, and located in the Hunter Hill Office Building, 1071 Hunter Hill Road, City of Rocky Mount, County of Nash, State of North Carolina, 27804-1767, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."
- Paragraph 2 is changed to read:** "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 1, 2011 through May 31, 2021, subject to termination and renewal rights as may be hereinafter set forth."
- Paragraph 3 is changed to read:** "3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT	RATE Per RSF (Rounded)	RATE Per OASF (Rounded)	MONTHLY RENT
06-01-11 05-31-16	\$304,312.25	\$26.99	\$31.04	\$25,359.35
06-01-16 05-31-21	\$226,780.18	\$20.11	\$23.13	\$18,898.35

All other terms and conditions of Paragraph 3 remain unchanged."

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 above date.

10/13/11
 (Official)

Manager
 (Title)

10-13-11

301 S. Church St. #10, Rocky Mt, NC 27854
 (Address)

Wanda Hardiman, Contracting Officer
GENERAL SERVICES ADMINISTRATION
 (Official Title)

Continuation Sheet SLA#2
General Services Lease Contract GS-04B-59118

- 4. Paragraph 4 is changed to read: "4. The Government may terminate this lease, in whole or in part, at any time on or after June 1, 2016, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."
- 5. Paragraph 10 is changed to read: "10. Items as specified in SOLICITATION FOR OFFERS 8NC2170 are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance of \$334,199.14 will be amortized over the five (5) year firm term (60 months) beginning June 1, 2011 in the Lease at 6% for \$77,532.07 annually (\$6.88 prsf, \$7.91 poasf rounded), using end of the month payments. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$8,555.89 upon receipt of an original invoice in accordance with SLA#1. The original invoice must be submitted directly to the GSA Contracting Officer at the following address:


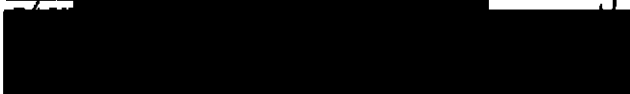
General Services Administration
Attn: Wanda Hardiman, GSA Contracting Officer
77 Forsyth Street, Room 500
Atlanta, GA 30303

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 items delivered
- GSA PSN#

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease Contract is made must sign it."

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

By:  MANAGER 10/13/11
 10/20/11
 WANDA HARDIMAN, CONTRACTING OFFICER

//////////////////////////////////////END OF DOCUMENT//////////////////////////////////////

Initials: QER Lessor WPH Government