

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO. 1</b>	DATE <i>December 2, 2010</i>
	TO LEASE NO  <b>GS-04B-48131</b>	

ADDRESS OF PREMISES **413 KING STREET  
 GEORGETOWN, SC 29440-3539**

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

whose address is **46 PROFESSIONAL LANE  
 PAWLEYS ISLAND, SC 29585-7988**

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 August 1, 2010, as follows:

- Paragraph 1 is changed to read: "1.** The Lessor hereby leases to the Government the following described premises: A total of 7,508 rentable (6,586 ANSI/BOMA office area) square feet of office and related space located in the [redacted] Office Building at 413 King Street, City of Georgetown, County of Georgetown, State of South Carolina, 29440-3539,"
- Paragraph 2 is changed to read: "2.** TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 1, 2010 through July 31, 2020, 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
08/01/10 -- 07/31/15	\$195,211.20	\$26.00	\$29.64	\$16,267.60
08/01/15 -- 07/31/20	\$145,707.00	\$19.41	\$22.12	\$12,142.25

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.

[Redacted Signature]

*member*  
 po. box 1453 (Title)  
 pawleys island, sc. 29585 (Address)

*Paw Is SC 29585*  
 UNITED STATES OF AMERICA  
 BY [Redacted Signature]

**JUSTIN KIDWELL**, Contracting Officer  
**GENERAL SERVICES ADMINISTRATION**  
*(Official Title)*

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 August 1, 2015 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 9 is changed to read: "9. Items as specified in SOLICITATION FOR OFFERS 7SC2089 are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance of \$213,386.03 will be amortized over the five (5) year firm term (60 months) beginning August 1, 2010 in the Lease at 6% (\$6.59 prsf, \$7.52 poasf rounded), using end of the month payments."
6. Paragraph 13 is changed to read: "13. In accordance with the SOLICITATION FOR OFFERS 7SC2089, Paragraph 3.6 (Operating Costs Base), are established as \$46,226.00 annually or \$7.02 per ANSI/BOMA office area square foot (\$6.16 per rentable square foot) rounded."
7. Paragraph 15 is changed to read: "15. In accordance with the SOLICITATION FOR OFFERS 7SC2089, Paragraph 1.13. Broker Commission and Commission Credit (May 2005), the amount of [REDACTED] for the broker's fee is established. The amount of [REDACTED] which is [REDACTED] of the [REDACTED] will be deducted from the shell portion of the rent until it has been refunded to the Government. This calculates to a rental reduction of [REDACTED] (rounded) per month for five months from the effective date of the lease [REDACTED] divided by 5). The broker's fee will remain constant regardless of the measurement of space and/or change orders unless there is a substantive change to the contract necessitating revision of the subject commission. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: Gwen E. Fogel, Fogel & Associates; P. O. Box 555, Terrell, NC 28682-0555.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$16,267.60 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$16,267.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$16,267.60 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$16,267.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

Fifth Month's Rental Payment \$16,267.60 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted Fifth Month's Rent."

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

[REDACTED]