

**SUPPLEMENTAL LEASE AGREEMENT**

|                                       |                              |                |                |
|---------------------------------------|------------------------------|----------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO.<br>1 | TO LEASE NO.<br>GS-04B-50046 | DATE<br>2/3/11 | PAGE<br>1 of 2 |
|---------------------------------------|------------------------------|----------------|----------------|

ADDRESS OF PREMISES  
**2430 Airpark Road, North Charleston, SC 29401-2992**

THIS AGREEMENT, made and entered into this date by and between The **Sherman Agency** whose address is

59 Broad Street  
Charleston, SC 29401-2992

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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, October 1, 2010, as follows:

**I. The purpose of this Supplemental Lease Agreement (SLA) One (1) is to remove the Tenant Improvement Allowance from this lease and provide beneficial occupancy for rent commencement.**

1. This SLA 1 reflects the removal of the tenant improvement allowance in the amount of one hundred and thirty-four thousand dollars (\$134,000.00) from this lease. Therefore Standard Form 2 paragraphs 3, 9, and 17 are hereby deleted in their entirety and replaced with the following:

2. This SLA 1 provides beneficial occupancy commencing on October 1, 2010. Therefore Standard Form 2 paragraph 2 is hereby deleted in their entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for ten (10) years, five (5) years firm subject to termination rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than October 1, 2010 or within 90 days from the Government's issuance of the Notice to Proceed, whichever is later."

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.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

|   |  |
|---|--|
| [Redacted]                                  | NAME OF SIGNER<br><i>Howard B. Sherman</i> |
| <i>59 Broad St., Charleston, S.C. 29401</i> |  |

**IN PRESENCE OF**

|            |  |
|------------|--|
| [Redacted] | NAME OF SIGNER<br><i>Adriana Camacho</i> |
| [Redacted] |  |

**UNITED STATES OF AMERICA**

|            |  |
|------------|--|
| [Redacted] | NAME OF SIGNER<br><i>Alvin P. Jackson</i>                  |
| [Redacted] | OFFICIAL TITLE OF SIGNER<br><i>GSA Contracting Officer</i> |

"3. The Government shall pay the Lessor annual rent for the entire term, month, in arrears, as follows:

| <u>TERM</u>             | <u>ANNUAL RENT</u> | <u>MONTHLY RATE</u> | <u>RATE/RSF</u> | <u>RATE/USF</u> |
|-------------------------|--------------------|---------------------|-----------------|-----------------|
| 10/01/2010 – 09/30/2015 | \$127,604.40       | \$10,633.70         | \$6.34          | \$6.34          |
| 10/01/2015 – 09/30/2020 | \$141,595.52       | \$11,799.63         | \$7.04          | \$7.04          |

The above annual rent is inclusive of the annual operating rental rate indicated in Paragraph 12 of this lease contract".

" 9. Paragraph 9 has been intentionally deleted."

"17. In accordance with Solicitation for Offers 7SC2048 paragraph 2.3, Broker Commission and Commission Credit, CB Richard Ellis, Inc. (CBRE) is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE have agreed to a cooperating lease commission of [REDACTED] of the initial five (5) years of the lease ("Commission"). The total amount of the commission is [REDACTED]. This commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.3, [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE when the lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be a credit to be utilized toward a reduction in rental payments during the first year of the Lease.

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 \$10,633.70 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$10,633.70 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent."