

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. GS-04B-48110	DATE <i>January 31, 2011</i> Page 1 of 2
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ADDRESS OF PREMISES: 401 Tiffany Drive, Sanford, NC 27332-9306

THIS AGREEMENT, made and entered into this date by and between **Wise Developments, LLC** whose address is 1219 North South Street Mount Airy, NC 27030-2855

Hereinafter-called 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, effective upon execution of this SLA by the Government and Government Inspection and Acceptance of the tenant improvements, as follows:

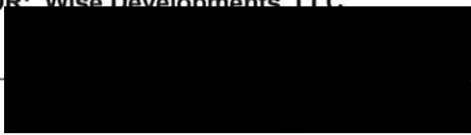
1. Referencing Paragraph 10 (page 3 of 5) of the lease contract, Lessor has included in the rental rate a Tenant Improvement (TI) Allowance in the amount of **\$293,923.98**, calculated at **\$34.09** per ANSI/BOMA Office Area Square Feet. The Government may return to the Lessor any unused portion of the TI Allowance in exchange for a decrease in rent according to the amortization rate and the Lessor and the Government confirm said rental adjustment per paragraph #2 below.
2. Total cost of Tenant Improvements for above-stated lease is **\$278,270.17** of which will be amortized over a period of 60 months at an interest rate of 6.5% (inclusive of the lease contract requirements, approved Design Intent Drawings, SmithGroup Construction Drawings and applicable Construction Drawing review comments submitted from the Government).
3. The bid breakdown is attached and hereby made a part of the lease.
4. This SLA serves as notice to proceed for build-out of tenant improvements.


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

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Wise Developments, LLC

BY  Managing Member
(Title)

IN PRESENCE OF  PO Box 804 Mt Airy, NC 27030
(Witness) (Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY  CONTRACTING OFFICER
(Official Title)

TENANT IMPROVEMENTS COST SUMMARY (TICS) FOR LEASE GS-04B-48110			ABOA SF = 8,622
[REDACTED]		TIA PER ABOA SF=	
LOCATION: SANFORD, NC		TOTAL TIA	
Tenant Improvement - UNIFORMAT SYSTEM ELEMENTS -			TI*
A11	Foundations	\$	-
A12	Basement Construction		
A21	Superstructure	\$	[REDACTED]
B11	Exterior Walls		
B12	Exterior Glazing and Doors	\$	[REDACTED]
B13	Roofing		
C11	Partitions, ,Doors and Specialties	\$	[REDACTED]
C12	Access/Platforms		
C13	Interior Finishes	\$	[REDACTED]
D11	Conveyance Systems		
D21	Plumbing	\$	[REDACTED]
D22	HVAC	\$	[REDACTED]
D31	Fire Protection/Alarm		
D41	Electrical Service, Distribution & Emergency Power	\$	[REDACTED]
D42	Lighting and Branch Wiring		
D43	Communications, Security & Other Elec. Systems	\$	-
E11	Equipment and Furnishings	\$	[REDACTED]
F11	Special Construction	\$	[REDACTED]
F12	Building Demolition and Abatement		
G11	Site work - Building Relates		
G12	Other Site work - Project Related		
Subtotal		\$	195,832.00
Project Fees**	Lessor's Overhead and Profit	8%	\$ 15,666.56
	General Contractor Fee	6%	\$ 11,749.92
	General Contractor Conditions	10%	\$ 19,583.20
	Taxes (if not included on contractors' bids)	7.75%	\$ 7,588.49
	Architect/Engineering Fee		\$ 27,850.00
	TI TOTAL		\$ 278,270.17
	Cost per ABOA SF		\$ 32.27


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 Lessor Government