

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO.2	DATE 12/9/2010
	TO LEASE NO GS-04B-59145	

ADDRESS OF PREMISES: 202 Charter Street, Albemarle, NC 28001-8702

THIS AGREEMENT, made and entered into this date by and between **SOUTH CENTRAL OIL CO., INC.**

whose address is: <sup>W. Main</sup> 2121 ~~N.~~ MAIN STREET  
 ALBEMARLE, NC 28001-5423

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 November 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 5,950 rentable (5,174 ANSI/BOMA office area) square feet of office and related space, with 39 on-site parking spaces at no additional cost to the Government, to be constructed and located in the Brookwood Building at 202 Charter Street, City of Albemarle, County of Stanly, State of North Carolina, 28001-8702."
- Paragraph 2 is changed to read: "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning November 1, 2010 through October 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
11/01/10 - 10/31/15	\$119,014.60	\$20.00	\$23.00	\$9,917.88
11/01/15 - 10/31/20	\$ 80,993.59	\$13.61	\$15.65	\$6,749.47

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.

LESSOR: SOUTH CENTRAL OIL CO., INC. BY: [Redacted] IN PRESENCE: [Redacted] (Signature)	President S.C.O.C. (Title) 2121 W. MAIN ST., ALBEMARLE, NC (Address) 28001
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UNITED STATES OF AMERICA BY: [Redacted]	Justin Kidwell, Contracting Officer GENERAL SERVICES ADMINISTRATION (Official Title)
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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 November 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 10 is changed to read: "10. Items as specified in SOLICITATION FOR OFFERS 7NC2120 are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance of \$176,329.92 will be amortized over the five (5) year firm term (60 months) beginning November 1, 2010 in the Lease at 3% for \$38,021.01 annually (\$6.39 prsf, \$7.35 poasf rounded), using end of the month payments. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$17,421.34 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: Justin Kidwell, 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 PDN#

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.

  
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SECRET GENERAL SERVICES ADMINISTRATION  
  
\_\_\_\_\_  
JUSTIN KIDWELL, CONTRACTING OFFICER

Initials: \_\_\_\_\_



