

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO 3	TO LEASE NO GS-04B-50007	DATE 7/11/11	PAGE 1 of 2
ADDRESS OF PREMISES 501 Pennsylvania Ave Greer, SC 29650-1732			

THIS AGREEMENT, made and entered into this date by and between Wise Developments, LLC whose address is 1219 N. South Street/PO Box 804 Mount Airy, NC 27030-2855

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

WHEREAS, the parties hereto desire to amend the above Lease to order approval of change orders and change the leased building address.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government Execution, as follows:

1. The lease building address is hereby changed from Corner of Pennsylvania Avenue and Aaron Tippin Boulevard, tax parcel# G010000500503, Greer, SC 29652 to 501 Pennsylvania Ave Greer, SC 29650-1732

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

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

LESSOR

SIGNATURE	[REDACTED]	NAME OF SIGNER E. Dean Bray III
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ADDRESS	PO Box 804 Mt. Airy, NC 27030
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IN PRESENCE OF

SIGNATURE	[REDACTED]	NAME OF SIGNER E. D. Bray Jr
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ADDRESS	Mt Airy, NC 27030
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UNITED STATES OF AMERICA

SIGNATURE	[REDACTED]	NAME OF SIGNER Wanda P. Hardiman
		OFFICIAL TITLE OF SIGNER Contracting Officer

This Supplemental Lease Agreement (SLA) Three (3) serves as the official approval for change orders numbers 1, 2, 3, and 4. This amount includes, but is not limited to, all materials, labor, overhead, profit, applicable sales tax, permitting and A/E fees. Upon completion of the work, acceptance thereof by the Government, and receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor via a one-time lump sum payment in the amount of \$41,860.56. The proposals for change orders 1, 2, 3 and 4 are hereby attached and made a part of this lease. The change orders are as follows:

Change Order #	Description	Amount
1	Fire Alarm system and monitoring	[REDACTED]
2	Q-Flow room	[REDACTED]
3	Fire Alarm dedicated lines and maintenance	[REDACTED]
4	HSDN Room changes	[REDACTED]
TOTAL COST		\$41,860.56

Invoice for payment shall be submitted directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov, with a copy to the GSA Lease Contracting Officer. Your invoice must be on letterhead of the lessor named in the lease, the lease number and SLA number, and Pegasys Document Number PS_____.

INITIALS DB LESSOR
WTH GOVT

DB
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WJ
Paragraph 21 is hereby deleted in its entirety and replaced with the following:

23. In accordance with Solicitation for Offers 8SC2130 Paragraph 2.4, the Lessor and the Broker have agreed to a SFO cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Lessor agrees to pay the Commission less the Commission Credit, [REDACTED], to the Broker in accordance to the "Broker Commission and Commission Credit" paragraph in the and forming a part of this 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 \$27,041.98 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$27,041.98 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Third Month's Rental Payment \$27,041.98 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent;

Fourth Month's Rental Payment \$27,041.98 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

INITIALS: DB LESSOR
WJ GOVT