

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-50073	DATE 09/18/2012	PAGE 1 of 2
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ADDRESS OF PREMISES  
Parkshore Centre I, LP 1 Poston Road, Charleston, South Carolina 29407

**THIS AGREEMENT**, made and entered into this date by and between Parkshore Centre I, LP whose address is ~~4 Poston Road, Suite 230~~ **25 Calhoun St., Suite 310** Charleston, South Carolina ~~29407-3424~~ **29413-0789**

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

**WHEREAS**, the parties hereto desire to amend the above Lease contract as indicated below.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 5, 2012 as follows:

The purpose of this Supplemental Lease Agreement (SLA) has been prepared to issue acceptance and Notice to Proceed of the Lessor's proposals, indicated in Exhibit "A" Scope of Work attached to this SLA, consisting of two (2) pages in the total amount of **\$127,781.19** for the construction of Tenant Improvements (TI). The TI must be completed in accordance with the specifications set forth in the Lease. The Tenant Improvement Allowance amount of \$127,781.19 will be amortized in the lease at a rate of 6 % over a five (5) years period at a rate of \$29,644.42 per annum, \$4.89/ABOASF/\$5.65RSF.

The cost of the project is as follows:


Base Cost of Tenant Improvements:	\$ 98,796.00
Architectural and Engineering	\$ 17,368.72
Lessor Project Management Fee	\$ 11,616.47
	<u>\$127,781.19</u>

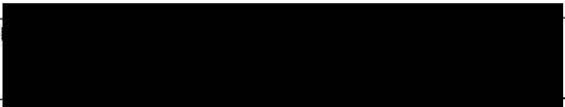
The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by the GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

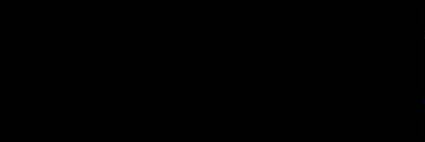
The Lessor hereby waives all restoration rights.

\*\*\*\*\*Continued on Page 2 of 2\*\*\*\*\*

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


<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER marcus R. Durlach, IV
ADDRESS	

<b>IN PRESENCE OF</b>	
SIGNATURE 	NAME OF SIGNER Bedie Kinney
ADDRESS 25 Calhoun St Suite 310, Charleston, SC 29401	

<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER Robert E. Scott
	OFFICIAL TITLE OF SIGNER Contracting Officer

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

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INITIALS:  LESSOR  
GOVT