

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-04B-50073	DATE 12/17/2012	PAGE 1 of 2
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ADDRESS OF PREMISES  
Parkshore Centre, 1 Poston Road, Charleston, South Carolina 29407-3424

THIS AGREEMENT, made and entered into this date by and between Parkshore Centre I, LP

whose address is 25 Calhoun Street, Ste. 310  
Charleston, South Carolina 29401-3576

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 effective April 1, 2012, as follows:

Paragraph 1, 2, 3, 4 and 10 of the original lease are hereby deleted and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:

A total of 6,066 rentable square feet (RSF), consisting of 5275 ANSI/BOMA Office Area Square Feet (ABOASF) of office and related space on the third floor of a three-story building, plus fifteen (15) surface parking spaces, located at 1 Poston Road, Charleston, SC 29407.

2. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning April 1, 2011 through March 31, 2021 subject to termination and renewal rights as may be hereinafter set forth.

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

TERM	SHELL RATE	OPERATING RENT	TENANT IMPROVEMENTS	ANNUAL RENT	RATE Per RSF	RATE Per ABOASF	MONTHLY RATE
04/01/2011-03/31/2016	\$116,527.86	\$30,572.64	*	\$147,100.50	\$24.25	\$27.88	\$12,258.38
04/01/2016-03/31/2021	\$116,527.86	\$30,572.64	-0-	\$147,100.50	\$24.25	\$27.88	\$12,258.38

\*The Tenant Improvement Allowance of \$192,394.02 or the actual cost of tenant improvements, whichever is less will be amortized at a rate of Six (6) Percent per annum for a period not to exceed Five (5) years. Please see Page 2, Paragraph 10, Continuation of SF-2, GS-04B-50073, for additional details regarding the Annual Rent and the commencement of the Governments obligation to pay the Tenant Improvement Rental Rate.

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


LESSOR	
SIGNATURE	NAME OF SIGNER
	Marcus R. Durlach, IV G.P., Durlach Associates, Inc
ADDRESS	
25 Calhoun St. Suite 310, Charleston, SC 29401-3576	
IN PRESENCE OF	
SIG	NAME OF SIGNER
	Bedie Kinney, CFO
UNITED STATES OF AMERICA	
	NAME OF SIGNER
	ROBERT E. SCOTT
	OFFICIAL TITLE OF SIGNER
	CONTRACTING OFFICER

4. The Government may terminate this lease in whole or part, at any time on or after March 31, 2016, by giving the Lessor at least ninety (90) days written notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day of mailing.

10. The shell rent and operating expense rent will commence April 1, 2011. The tenant improvement work contemplated herein will not commence until the notice to proceed is issued by GSA. Upon completion of the tenant improvement work and acceptance by GSA, the amortization of the actual tenant improvement expenditures will be calculated over the remaining months of the firm term to determine the actual tenants improvement rental rate specified in Paragraph 10 of the Lease. The tenant improvements rental rate will commence after the acceptance of the tenant improvements by the GSA and be documented via an amendment between Parkshore Centre I, LP and the Government.

All other terms and conditions of the lease shall remain in force and effect to include General Conditions.

\*\*\*\*\*THE REMAINDER OF THIS DOCUMENT WAS LEFT BLANK INTENTIONALLY\*\*\*\*\*

INITIALS:  LESSOR  
GOVT