

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 8
	TO LEASE NO. GS-04B-50073
LEASE AMENDMENT	
ADDRESS OF PREMISES Parkshore Centre 1 Poston Road Charleston, South Carolina, 29407-3424	PDN Number:

THIS AMENDMENT is made and entered into between **Parkshore Centre I, LP**

whose address is: 25 Calhoun Street
Charleston, South Carolina 29407-3424

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 to modify the annual rent, to modify the amortization of the actual tenant improvement costs and to modify the Broker Commission and Commission Credit.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 1, 2013 as follows:

Paragraph 23 of the lease is hereby deleted in its entirety and replaced as follows:

23. In accordance with SFO No. 8SC2112, Paragraph 2.4, the Lessor and the Broker have agreed to a 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 Commission Credit is [REDACTED]. The first commission payment was made to the Broker in the amount of [REDACTED] which leaves an overpayment of [REDACTED] to be paid back to the Lessor at occupancy.

Notwithstanding Paragraph 3 of Supplemental Lease Agreement No. 7, the shell rental payments due and owing under this lease shall be reconciled to fully recapture this Commission Credit. The adjustment in shell rent shall commence with the first month of the rental payments as indicated in this schedule for adjusted monthly rent.

*Note: The commission credit applied to rent payments was [REDACTED]; the actual commission credit is [REDACTED] leaving a credit balance of [REDACTED] that will be applied to future rent.

End of Document

All other terms and conditions of the lease shall remain in force and effect.
This Lease Amendment contains 1 page.

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

[REDACTED]

Name: Marcus R. Durlach, IV
 Title: GP Durlach Associates, Inc.
 Entity Name: Parkshore Centre I, LP
 Date: 9/13/2013

FOR THE GOVERNMENT

[REDACTED]

Signature: _____
 Name: FRANK D. HARRIS
 Title: Lease Contracting Officer
 GSA: Public Buildings Service
 Date: 9/18/13

WITNESSED

[REDACTED]

Signature: _____
 Name: _____
 Title: CFO, Durlach Corporation
 Date: 9/13/2013

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