

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NO. GS-04B-50089 DATE PAGE 1 of 2

ADDRESS OF PREMISES
161 Dozier Blvd., Florence, South Carolina, 29501-4026

THIS AGREEMENT, made and entered into this date by and between Baker and Baker Real Estate Developers, LLC

whose address is 1400 Pickens St, 5th Floor
Columbia, SC 29201

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 tenant improvements which exceed the tenant improvement allowance.

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

Paragraph 13 of the lease is hereby deleted in its entirety and replaced as follows:

13. The rent rate in paragraph 3, the Tenant Improvement Allowance (TI) provided in the lease is \$34.64 OASF rounded or \$136,483.04 amortized at an interest rate of 7.00% over 15 years (\$3.39 PRSF, \$3.74 POASF). The T/I will be used to construct the interior space in accordance with the lease contract, the attached approved Design Intent Drawings, and the scope of work provided with the lease. The overage in Tenant Improvement (TI) costs shall be reimbursed to the lessor in a one-time lump sum payment in the amount of \$132,059.75 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer or designated Contracting Officer Representative. The Lessor understands, in lieu of Cost and Pricing Data, each of his sub-contractors shall solicit two (2) bids for work completed as part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted.

The balance of this document is intentionally left blank.

Continued on Page 2 of 2

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

LESSOR

[Redacted] NAME OF SIGNER
Steven M Amos Taylor

IN PRESENCE OF

[Redacted] NAME OF SIGNER
Vickie Schermbeck

UNITED STATES OF AMERICA

[Redacted] NAME OF SIGNER
ROBERT E. SCOTT
OFFICIAL TITLE OF SIGNER
CONTRACTING OFFICER

CAF

SUPPLEMENTAL LEASE AGREEMENT NO. 01

LEASE NO. GS-04B-50089

Page 2 of 2

1. This Supplemental Lease Agreement (SLA No. 01) has been prepared to issue acceptance and notice to proceed of the Lessor's proposal in the amount of \$268,542.79 of which \$132,059.75 will be paid in lump sum to the lessor. The IGE has been received and the cost has been determined to be fair and reasonable.

The Lessor will be issued a lump sum payment upon completion, inspection and acceptance of the Scope of Work by the Government. Payment is predicated on receipt of this signed SLA and a certified invoice at the time of work completion. Upon said payment, all removable non-structural fixtures shall become the property of the Government and may be changed, relocated and/or removed from the leased premises by the Government."

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you must mail the invoice to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Real Estate Acquisition Division (4PR)
Attn: Robert E. Scott
77 Forsyth St, SW, Suite 500
Atlanta, GA 30303 - 3458

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.

2. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A.
3. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

The balance of this document is intentionally left blank.

INITIALS: _____
LESSOR
GOVT



GSA FORM 276 (REV. 8/2006) BACK

INITIALS: _____ & _____
LESSOR GOVT