

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-50089	DATE 01/06/2012	PAGE 1 of 2
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ADDRESS OF PREMISES
161 Dozier Blvd. Florence, SC 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 29201-3424

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

WHEREAS, the parties hereto desire to amend the above Lease to reflect change order which exceeds the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 14, 2011, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to serve as the Lessor's Notice to Proceed for Change Order #1 for the Hirsh Access Control for room 14a door and the supplemental air conditioning at room 14a, at a cost not to exceed \$11,457.00. The proposal is attached as "Exhibit A".

The revised cost of the project is as follows:

Base Cost of Tenant Improvements:	\$ 268,542.79
Change Order Cost:	\$ 11,457.00
New Total for Tenant Improvements:	\$ 279,999.79
Tenant Improvement Amortized in Rent:	\$ 136,483.04
Lump Sum Payment to Lessor:	\$ 143,516.75

Lessor shall submit an invoice to GSA for \$143,516.75 for the above described tenant improvement costs. Said invoice shall include the name and address of the Lessor as shown on this document, as well as the lease number, SLA number AND PDN#. The Contracting Officer is to be copied on invoices. Lessor shall submit invoice electronically on the Finance Website at www.finance.gsa.gov. If unable to process the invoice electronically, Lessor may mail the invoices to the following address:

The original invoice must be submitted directly to the GSA Finance Office at the following address:

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

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

LESSOR	
	NAME OF SIGNER STEVEN M. ANASTASION
ADDRESS PO Box 12397; Columbia SC 29211	

IN PRESENCE OF	
	NAME OF SIGNER Vickie Schermbeck
ADDRESS PO Box 12397; Columbia SC 29211	

UNITED STATES OF AMERICA	
	NAME OF SIGNER ROBERT E. SCOTT
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER