

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3 TO LEASE NO. GS-04B-50089 DATE 01/06/2012 PAGE 1 of 1

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 establish Occupancy.

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

Paragraphs 2, 3, and 4 of the lease is hereby deleted in its entirety and replaced as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term commencing on July 14th 2011 and continuing through July 13, 2026 inclusive subject to termination and renewal rights as may be hereinafter set forth. No rent shall accrue after the date of termination.
3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows:

Annual Expense						
15 yr. TERM	Shell Rent	Annual Operating Costs ¹	TI's amortized	Building Specific Security	Annual Rent <i>SMA</i>	Monthly Rent
7/14/2011 - 7/13/2026	\$88,263.21	\$23,874.83	\$14,688.87	\$8,795.99	\$135,622.90	\$11,301.91
			\$14,720.98 <i>SMA</i>	\$8,795.99 <i>SMA</i>	\$135,655.01 <i>SMA</i>	\$11,304.58 <i>SMA</i>

Note 1: Annual operating expenses are subject to Consumer Price Index (CPI) escalations throughout the term of the lease.
 Note 2: The Tenant Improvement Allowance and Building Specific Security components of the rental rate shall be fully satisfied at the end of the fifteenth (15th) year. Should the government terminate the lease at the end of the ten (10) years, the government will not be responsible for the remaining \$98,911.44 of the Tenant Improvement Allowance and Building Specific Security balance.

Rent for the Lessor shall be prorated. Rent checks shall be made payable to:
 Baker and Baker Real Estate Developers, LLC
 1400 Pickens St. 5th Floor
 Columbia, SC 29201-3424

4. The Government may terminate this lease, in whole or in part, at any time on or after July 13, 2021, by giving at least one hundred twenty (120) days notice in writing. No rent shall accrue after the effective date of the termination. Said notice shall be computed commencing with the date of the mailing.

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

[Redacted Signature]

LESSOR
 NAME OF SIGNER
STEVEN M. ANASTASION

ADDRESS
10 Bay 12347, Columbia SC 29211

[Redacted Signature]

IN PRESENCE OF
 NAME OF SIGNER
Vickie Scherbeck

ADDRESS
10 Bay 12347, Columbia SC 29211

SIGNATURE
 [Redacted Signature]

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