

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT DUPLICATE ORIGINAL	SUPPLEMENTAL AGREEMENT NO. 1	DATE <i>4/13/10</i>
		TO LEASE NO. GS-04B-59134

ADDRESS OF PREMISES **230 Village Green Blvd**
Aiken, SC 29803-1718

THIS AGREEMENT made and entered into this date by and between **VILLAGE DESIGN CENTER, LLC**

whose address is **1419 SILVER BLUFF ROAD**
AIKEN, SC 29803-9224

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereafter 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, 2010, as follows:

1. **Paragraph 1 is changed to read:** "1. The Lessor hereby leases to the Government the following described premises: A total of 2,250 rentable (1,815 ANSI/BOMA office area) square feet of office and related space to be located in the Aiken Design Center Building, at 230 Village Green Blvd., Suite 220, City of Aiken, County of Aiken, State of South Carolina, 29803-1718."
2. **Paragraph 2 is changed to read:** "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning April 1, 2010 through March 31, 2020, subject to termination and renewal rights as may be hereinafter set forth."
3. **Paragraph 3 is changed to read:** "3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

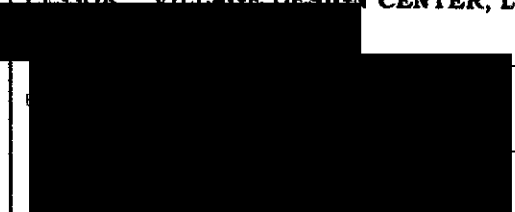
TERM	ANNUAL RENT	RATE Per RSF (Rounded)	RATE Per OASF (Rounded)	MONTHLY RENT
04/01/10 – 03/31/15	\$43,155.70	\$19.18	\$23.78	\$3,596.31
04/01/15 – 03/31/20	\$37,414.00	\$16.63	\$20.61	\$3,117.83

All other terms and conditions of Paragraph 3 remain unchanged."

All other terms and conditions of the lease shall remain in force and effect.


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

LESSOR: **VILLAGE DESIGN CENTER, LLC**



4-15-2010 *Vice President*
 (Title)

230 Village Green Blvd, Suite 200, Aiken SC 29801
 (Address)

UNIT BY  (Signature)

MARCUS SKINNER, Contracting Officer
GENERAL SERVICES ADMINISTRATION
 (Official Title)

4. Paragraph 4 is changed to read: "4. The Government may terminate this lease, in whole or in part, at any time on or after April 1, 2015 by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."
5. Paragraph 10 is changed to read: "10. Items as specified in SOLICITATION FOR OFFERS 8SC2092, are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance of \$57,848.74 will be amortized over the five (5) year firm term (60 months) beginning April 1, 2010 in the Lease at 4.5% (\$5.75 prsf, \$7.13 poast rounded), using end of the month payments."
6. Paragraph 15 is changed to read: "15. In accordance with the SOLICITATION FOR OFFERS 8SC2092, Paragraph 2.4. (Broker Commission and Commission Credit) (Nov 2006), the amount of [REDACTED] for the broker's fee is established based upon [REDACTED]. The amount of [REDACTED] which is [REDACTED] of the [REDACTED] and will be deducted from the shell portion of the rent until it has been refunded to the Government. The broker's fee will remain constant regardless of the measurement of space and/or change orders unless there is a substantive change to the contract necessitating revision of the subject commission. 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 Lessor agrees to pay the Commission less the Commission Credit, to the Broker in accordance with the Commission Agreement incorporated in and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$3,596.31 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$3,596.31 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$3,596.31 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent."

Fourth Month's Rental Payment \$3,596.31 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent."

All other terms and conditions of the lease shall remain in force and effect.

[REDACTED]
[REDACTED]
[REDACTED] OFFICER