

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 4
TO LEASE NO.
GS-04B-59164

DATE
April 28, 2011
PAGE
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ADDRESS OF PREMISES 1028 Cheraw St
Bennettsville, SC 29512-0000

THIS AGREEMENT, made and entered into this date by and between **Wise Developments, LLC**

whose address is 1219 N South Street
Mount Airy, NC 27030-2855

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1, 2011 as follows:

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

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 1, 2011 through February 28, 2021, subject to termination and renewal rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT	RATE per RSF ¹	RATE per ABOASF ²	MONTHLY RATE
3/1/2011 – 2/28/2016	\$206,028.40	\$30.03	\$33.32	\$17,169.03
3/1/2016 – 2/28/2021	\$158,997.95	\$23.17	\$25.71	\$13,248.16

Note 1: The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.

Note 2: The rate per ANSI/BOMA Office Area Square Feet (ABOASF) is determined by dividing the total annual rental by the ABOASF set forth in paragraph 9.

"4. The Government may terminate this lease, in whole or in part, at any time on or after March 1, 2016, 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."

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: **Wise Developments, LLC**

BY

Managing Member
(Title)

PO Box 804 Mount Airy, NC 27030
(Address)

BY

LEASE CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)