

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. <b>GS-04P-LSC60050</b>
ADDRESS OF PREMISES  <b>3120 Ashley Phosphate Road Charleston, SC 29418-8406</b>	GSA Building Number: <b>SC2317ZZ</b>
	PDN Number:

THIS AMENDMENT is made and entered into between Ashley Phosphate Properties, LLC whose address is: P.O. Box 62948, Charleston, SC 29419-2948 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 beneficial occupancy in accordance with Lease Contract Paragraph entitled "Lease Term".

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended July 8, 2014 to establish beneficial occupancy and lease term of Lease GS-04P-LSC60050, paragraphs entitled "Lease Term" 1.04, and 1.09 "Rent and Other Considerations", are deleted in their entirety and the following substituted therefore.

A. The Lessor hereby leases to the Government a total of 75,000 RSF/75,000 ANSI BOMA warehouse and incidental office area located at 3120 Ashley Phosphate Road, Charleston, SC 29418-8406, together with 21 surface, on-site parking spaces.

B. TO HAVE AND TO HOLD the said premises with their appurtenances for five (5) years, one(1) year firm term beginning on July 15, 2014 through June 30, 2019 along with early termination rights anytime after the first (1<sup>st</sup>) year with ninety (90) days written notice to Lessor.

C. Paragraph 1.09 (A). The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, based on 75,000 RSF as follows:

	07/15/2014 – 06/30/2019	
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT <sup>1</sup>	\$410,250.00	\$5.47
OPERATING COSTS <sup>2</sup>	\$ 152,478.00	\$2.03
<b>TOTAL ANNUAL RENT</b>	<b>\$562,728.00</b>	<b>\$7.50</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$7.50 per RSF multiplied by 75,000 RSF

(Non Firm Term) \$7.50 per RSF multiplied by 75,000 RSF


<sup>2</sup>Operating Costs rent calculation: \$2.03 per RSF multiplied by 75,000 RSF. Operating rent is inclusive of CPI through 2014.

This Lease Amendment contains (1) pages.


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 below date.


FOR THE LESSOR:

Signature:   
Name: DAVID MAYBANK III  
Title: MANAGING MEMBER  
Entity Name: ASHLEY PHOSPHATE PROPERTIES, LLC  
Date: JULY 7, 2014

FOR THE GOVERNMENT:

Signature:   
Name: Michael P. Monaghan  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: \_\_\_\_\_

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Michael McFall  
Title: Commercial Agent - Maybank  
Date: July 7, 2014