

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-04B-61001	DATE	PAGE 1 of 2
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ADDRESS OF PREMISES
230 Village Green Boulevard, Second Floor, Aiken, SC

THIS AGREEMENT, made and entered into this date by and between **Village Design Center, LLC**

whose address is 1419 Silver Buff Road
Aiken, SC 29803

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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 22, 2012, as follows:

Paragraphs 2, 9, 10 and 13 of the lease contract 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 of fifteen (15) years beginning on June 22, 2012 through June 21, 2027, subject to termination and renewal rights as may be hereinafter set forth."

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

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PRSF RATE¹</u>	<u>POASF RATE²</u>	<u>MONTHLY RATE</u>
6/22/2012 – 6/21/2017	\$79,352.93	\$24.19	\$29.99	\$6,612.74
6/22/2017 – 6/21/2022	\$85,406.38	\$26.03	\$32.28	\$7,117.20
6/22/2022 – 6/21/2027	\$83,140.54	\$25.34	\$31.42	\$6,928.28

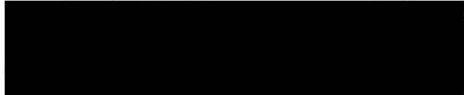
Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. The base rate years 1-5 is determined to be \$46,180.07 per annum (\$14.075 per rsf), the base rate years 6-10 is determined to be \$52,233.52 per annum (\$15.92 per rsf); the base rate years 11-15 is determined to be \$67,985.60 per annum (\$20.72 per rsf).

Note 2. The rate per ANSI/BOMA office area square foot (ABOASF) is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 1. The Base Rate years 1-5 is determined to be \$46,180.07 per annum (\$17.45 per ABOASF); the base rate years 6-10 is determined to be \$52,233.52 per annum (\$19.74 per ABOASF); the base rate years 11-15 is determined to be \$67,985.60 per annum (\$25.69 per ABOASF).


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

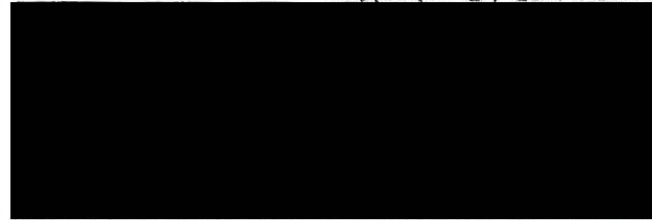
LESSOR

	NAME OF SIGNER <i>W. Kent Baldwin</i>
	ADDRESS <i>230 Village Green Blvd. Aiken SC 29802</i>

IN PRESENCE OF

	NAME OF SIGNER <i>Nancy Campbell</i>
	<i>400 Village Green Blvd Aiken, SC 29803</i>

STATES OF AMERICA

	NAME OF SIGNER <i>ROBERT E. SCOTT</i>
	OFFICIAL TITLE OF SIGNER <i>CONTRACTING OFFICER</i>

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10. Paragraph 4 is deleted in its entirety and should read as follows: The Government may terminate this lease in whole or in part at any time on or after June 21, 2022 by giving at lease sixty (60) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computing commencing with the day after the date of mailing.

13. In accordance with the Building Specific Security costs, the specific building security costs are established as \$49,321.00, amortized over 10 years at 3.75%, which equates to \$5,922.15 annually, \$2.24 per ABOASF (\$1.805 per RSF), which is included in the annual rent for years 1-10 in paragraph 9 above.

All other terms and conditions remain in force and effect.

The remainder of the document is left blank intentionally.

INITIALS: WAB 128
LESSOR GOVT