

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p>LEASE AMENDMENT No. 8</p> <hr/> <p>TO LEASE NO. G5-048-61037</p>
<p>ADDRESS OF PREMISES 145 King Street, Charleston, SC 29401-2228</p>	<p>PDN Number:</p>

THIS AGREEMENT, made and entered into this date by and between KING & QUEEN COMPANY whose address is: 145 King Street, Suite 100 Charleston, SC 29401-2228

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

WHEREAS, the parties hereto desire to **amend the above Lease and amend the total square footage of lease**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

The following paragraphs are hereby amended: Paragraph 1. and Paragraph 3

Paragraph 1


EFFECTIVE FEB. 1, 2012, The Lessor hereby leases to the Government the following described premises: A total of 5,400 Rentable Square Feet (RSF) of office and related space, which yields 4,821 ANSI/BOMA Office Area square feet (USF) of space at the King & Queen Building, 145 King Street, Charleston, SC 29401, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are four (4) surface parking spaces for the exclusive use of Government employees and patrons.


Paragraph 3 RENT AND OTHER CONSIDERATION


A. The Government shall pay the lessor annual rent payable monthly in arrears at the following rates:

This Lease Amendment contains 2 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 A. Summers
 Title: Managing Director
 Entity Name: Summers Realty
 Date: 6/20/13

FOR THE GOVERNMENT 
 Signature: _____
 Name: Shanika Donaldson
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, 1PR1D
 Date: 6/20/2013

WITNESSED BY 
 Signature: _____
 Name: _____
 Title: Front Office
 Date: 10/20/13

Term	Rentable/ANSI BOMA	Parking	Rentable Shell Rate	Rentable Operating Costs	TI Amount	Annual Shell	Annual Operating	Total Annual rent
2/01/2012-1/31/2017	5,400/4,821	4	\$17.75	\$5.21	\$40,460.32	\$95,850.00	\$28,134.00	\$164,444.32
2/01/2017-7/31/2021	5,400/4,821	4	\$19.79	\$5.21	0.00	\$106,866.00	\$28,134.00	\$135,000.00

Annual operating rent is subject to consumer price index escalation throughout the lease term. Base cost for escalation has been established as \$28,134.00.

INITIALS: DK & _____
 LESSOR LESSOR GOV'T