

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 4-4-2012
	TO LEASE NO. GS-04B-61067	

ADDRESS OF PREMISES **Market Place Mall**
3420 N. Main Street
Anderson, SC 29621-1324

THIS AGREEMENT, made and entered into this date by and between **Tri-State One SC, LP**
C/o Madison Acquisitions, LLC

whose address is **2801 Liberty Ave- Suite 100**
Pittsburgh, PA 15222-4771

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 March 20th, 2012, as follows:

Paragraph 1 is hereby amended to reflect the following:

The Lessor hereby leases to the Government, a total of 7,840 USF/8,200 RSF of office and related space consisting entirely of the first floor.

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 20th, 2011 through December 19th, 2012, subject to termination and renewal rights as may be herinafter set forth.

GSA Form 1364, Section V, #26 is hereby amended to reflect the following:

The Government shall pay the lessor annual rent for the term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PRSF</u>	<u>MONTHLY RENT</u>
03/20/2012-12/19/2012	\$152,602.00	\$18.61	\$12,716.899 (rounded)

Base rent is \$120,439.18 and the operating rent is \$32,162.82.

LAST ITEM

remain in force and effect.

and their names as of the above date.

Acquisitions, LLC

VICE PRESIDENT
 (Title)

2801 Liberty Ave Suite 100 Pittsburgh, PA 15222
 (Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
 (Official Title)