

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-04B-61135 DATE _____ PAGE 1 of 2

ADDRESS OF PREMISES Columbia Metropolitan Airport, Columbia, South Carolina

THIS AGREEMENT, made and entered into this date by and between **Richland-Lexington Airport District** whose address is

**Columbia Metropolitan Airport
3000 Aviation Way
Columbia, SC 29170-2191**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 effective **September 1, 2011** the said Lease is amended as follows:

TO HAVE AND TO HOLD the said premises with their appurtenance for five (5) year lease designated as Block A and Block B for the term beginning on September 1, 2011 through October 31, 2012. Effective November 1, 2012 through August 31, 2016 the Government will only occupy Block A. Office space designated as Block B with their appurtenances for the term beginning on the day the Government inspects and accepts the Tenant Improvement buildout of the expansion space with termination rights as may be hereinafter set forth.

1. The Lessor hereby leases to the Government the following described premises:

A total of 5,922 rentable square feet (RSF) and ANSI/BOMA Office Area square feet (ABOASF) of space which consists of 3,581 RSF of office space now designated as Block A and after the inspection and acceptance of the Tenant Improvement buildout the Government will lease 2,341 RSF office space through August 31, 2016 now designated as Block B located at Columbia Metropolitan Airport, Columbia, SC 29228 to be used for such purposes as determined by the General Services Administration.

2.. The Government shall pay the Lessor annual rent for the entire term on the office space, monthly, in arrears, as follows:


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

LESSOR

SIGNATURE  NAME OF SIGNER DAN MANN

ADDRESS 3250 AIRPORT BLVD SUITE 10 WEST COLUMBIA SC 29170

IN PRESENCE OF

SIGNATURE  NAME OF SIGNER GREGORY K. HENSBY

ADDRESS 3250 AIRPORT BLVD SUITE 10 W. COLUMBIA SC 29170

UNITED STATES OF AMERICA

SIGNATURE _____ NAME OF SIGNER _____
OFFICIAL TITLE OF SIGNER _____

Paragraph 3 is hereby deleted in its entirety and replaced with the following:

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

| 09/01/2011 – 10/31/2012 | Annual Rent | Monthly Rent | Rent per RSF¹ | Rent per ABOA² |
|-----------------------------------|----------------------|----------------------|---------------------------------|----------------------------------|
| <i>Shell Rent</i> | \$ 210,053.34 | \$ 17,504.45* | \$ 35.47 | \$ 35.47 |
| <i>Operating Cost</i> | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| <i>Tenant Improvements</i> | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| <i>Building Specific Security</i> | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Full Service Rent | \$ 210,053.34 | \$ 17,504.45* | \$ 35.47 | \$ 35.47 |

| 11/01/2012 - 08/31/2016 | Annual Rent | Monthly Rent | Rent per RSF¹ | Rent per ABOA² |
|-----------------------------------|----------------------|----------------------|---------------------------------|----------------------------------|
| <i>Shell Rent</i> | \$ 127,018.07 | \$ 10,584.84* | \$ 35.47 | \$ 35.47 |
| <i>Operating Cost</i> | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| <i>Tenant Improvements</i> | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| <i>Building Specific Security</i> | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Full Service Rent | \$ 127,018.07 | \$ 10,584.84* | \$ 35.47 | \$ 35.47 |

*Rounded

4. The Airport Representative acknowledges the percentage of Government occupancy within the airport is established as 2.6% effective September 1, 2011. Effective November 1, 2012 the percentage of Government occupancy within the airport is established as 1.4%

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