

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO 2

DATE

2/8/13

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. LSC62021

ADDRESS OF PREMISES 115 Enterprise Court
Greenwood, SC 29649-1689

THIS AGREEMENT, made and entered into this date by and between DCR Real Estate III Sub I, LLC

whose address is: 333 Third Avenue North, Suite 400
St. Petersburg, FL 33701-2822

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 herein after mentioned covenant and agree that the said Lease is amended effective January 16, 2013, as follows:

- I. The Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$83,345.00 for Suite C and \$13,699.00 for Suite D for a combined total of \$97,044.00 incorporated into the lease as Exhibit A, 2 pages. The tenant improvement allowance is \$242,805.60 for Suite C and \$20,842.40 for Suite D for a total of \$263,648.00. The Government hereby documents the remaining tenant improvement allowance of \$159,460.60 for Suite C and \$7,143.40 for Suite D for a total of \$166,604.00.
- II. By acceptance of this SLA, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by SLA and a notice to proceed will be issued.
- III. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor. The Lessor waives all restoration rights.

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 above date.

LESSOR: DCR Real Estate III Sub I LLC

BY

MANAGER

(Title)

IN

333 THIRD AVEN, STE 400, ST. PETERSBURG, FL
33701

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY

Contracting Officer
(Official Title)