

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO 3

DATE  
2/14/13

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 contract to provide for alterations to the leased space per change orders requested by the Agency.

NOW THEREFORE, these parties for the considerations herein after mentioned covenant and agree that the said Lease is amended effective January 29, 2013, as follows:

- I. The Government hereby accepts the Lessor's proposals to provide install and maintain the following improvements in accordance with the Lessor's proposals to include all necessary labor and materials. This Supplemental Lease Agreement is in addition to the Notice to Proceed SLA2.

Change Order for additional carpet tiles for Suite C	
Change Order for additional electrical work for Suite C	
Change Order for replacing the aged VCT flooring in the Break Room for Suite C	
<b>Subtotal Change Orders for Suite C</b>	<b>\$ 6,198.00</b>
Initial Tenant Improvement Costs for Suite C	\$ 83,345.00
Total Cost of Tenant Improvements for Suite C	\$ 89,543.00
<b>Remaining Tenant Improvement Allowance for Suite C (\$242,805.60 minus \$89,543.00)</b>	<b>\$153,262.60</b>

Change Order for construction of a new Judge's bench in Hearing Room for Suite D	
Change Order for one (1) IG and one (1) IWS/LAN drop for Suite D	
<b>Subtotal Change Orders for Suite D</b>	<b>\$ 2,054.00</b>
Initial Tenant Improvement Costs for Suite D	\$13,699.00
Total Cost of Tenant Improvements for Suite D	\$15,753.00
<b>Remaining Tenant Improvement Allowance for Suite D (\$20,842.40 minus \$15,753.00)</b>	<b>\$ 5,089.40</b>

- 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 \_\_\_\_\_, LLC

BY \_\_\_\_\_  
(Signature)

CHRISTOPHER S. MOENCH, MANAGER  
(Title)

\_\_\_\_\_  
(Address)

333 THIRD AVE N. SUITE 400, ST. PETERSBURG, FL  
33701  
(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY \_\_\_\_\_

Contracting Officer  
(Official Title)